

**DLD Addition
Final Plat**

Planning Commission Meeting
December 5, 2024

City Council Meeting

Applicants: Daniel Dwyer

Case Number: 24.09 FSP

Agent: WLC Engineering, Andrew Barnes

Summary: The applicant is proposing to resubdivide property in two separate subdivisions into two (2) lots in one, newly named subdivision, the DLD Addition. Proposed Lot 1 will be a replat of portions of Lots 4 & 6, B & B Subdivision and a portion of Lot 2, DLD Simple Subdivision, resulting in a 2.57-acre lot. Proposed Lot 2 will be the remainder of Lot 2, DLD Simple Subdivision, and be 5.23-acres in size.

Legal Description: Lot 4 and the east 144.24 feet of Lot 6, B&B Subdivision & Lot 2, DLD Simple Subdivision

Location: The property is located on the south side of Burd Rd., just west of the intersection with Salt Creek Highway.

Current Zoning: I-1 (Light Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing structures on each proposed lot.

Adjacent Land Use: North: Industrial uses/B & B Subdivision (I-1)
South: Center West Industrial Park (I-1)
East: Industrial uses/B & B Subdivision (I-1)
West: Industrial uses/DLD Simple Subdivision No. 2 (I-1)

Planning Considerations:

1. Submit a site plan showing the location of all existing structures, infrastructure, fencing and other improvements on the existing lots.
2. Add symbols for parcel corners and other items to the plat legend
 - a. Verify the symbol being used on the easterly line of Dwyer Dr.
3. Add a notes section to the plat face with information regarding existing infrastructure, flood plain information, etc.

4. Verify that the access easement referenced in instrument #893029 covers the length of 312.90' along the southern boundary of Lot 2 or if it has been partially vacated.
 5. Show the existing pipelines within an easement and label with the instrument number, if applicable.
 - a. Ensure all existing easements are shown and labeled on the plat face.
 6. Cosmetic changes to the plat:
 - a. In the Acknowledgement, add "DLD Investments, LLC" after the word member.
 - b. Show and label the easement for instrument #948568
 - c. Remove the decimal behind the closure ratio
 7. GIS Reviews:
 - a. Add the pipelines shown on the plat to the .dwg
 - b. Add the access easement (#893029) to the .dwg
 8. Survey Reviews:
 - a. The plat shows the existing lot to the west is Lot 8, B&B Subdivision. It is actually the west 25' of Lot 6, B&B Subdivision.
 - b. In the Dedication, there are several call outs to Lot 8 of B&B Subdivision. Correct these to reference the west 25' of Lot 6.
 - c. The acreage stated in the dedication is 7.892 and the acreage of the lots on the plat face sum to 7.893.
 - d. On the signature line and notary block, add Mr. Dwyer's middle initial "J" as that is how DLD Investments, LLC is reported to the Wyoming Secretary of State.
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Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a "Do Pass" recommendation on the Final Plat application.

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: 11-15-2024
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Daniel Dwyer
Owner Mailing Address: 3420 Alpine Drive
City, State, Zip: Casper, Wyoming, 82601
Owner Phone: 307-259-4601
Applicant Email: hallspaving@aol.com

AGENT INFORMATION:

Print Agent Name: Andrew Barnes
Agent Mailing Address: 200 Pronghorn Street
City, State, Zip: Casper, Wyoming, 82601
Agent Phone: 307-266-2524
Agent Email: abarnes@wlcwyo.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 4, and the east 144.24 feet of Lot 6, B & B Subdivision and Lot 2, DLD Simple Subdivision, City of Mills, Natrona County, Wyoming
Physical address of subject property if available: 3447 Burd Road and 355 Dwyer Drive
Size of lot(s) 1.85 acres, 6.04 acres sq. ft/acres:
Current zoning: Commercial Current use: Commercial
Intended use of the property: Commercial
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. Proof of ownership: _____ (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies 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: 10 ft perimeter general utility easement
(Example: along west property line, running north & south)

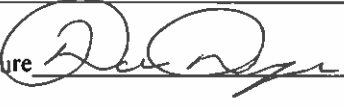
Width of Existing Right-of-Way / Easement: 10 Number of Feet to be Vacated: approx. 313 feet

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
A 313 ft section of 10 ft wide general utility easement along the north line of DLD Simple Subdivision lot 2 is found to not be in use and would like to vacate because that section will now be in the interior of a re-platted lot.

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  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
"DLD ADDITION"
 A SUBDIVISION OF PORTIONS OF
 THE NW1/4SE1/4, SECTION 6
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF LOT 4, AND
 THE EAST 144.24 FEET OF LOT 6, B & B
 SUBDIVISION AND LOT 2, DLD SIMPLE SUBDIVISION
 TO THE CITY OF MILLS, NATRONA COUNTY,
 WYOMING

DEDICATION STATEMENT

DLD INVESTMENTS, LLC do hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lot 4, and the east 144.24 feet of Lot 6, B & B Subdivision and Lot 2, DLD Subdivision, located in a portion of the NW1/4SE1/4, Section 6, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at a point on the northerly line of the Parcel being described and the southwesterly corner of Lot 1, B & B Subdivision No. 2; thence from said Point of Beginning and along the northerly line of said Parcel and the southerly line of Lot 1 and Lot 2, said B & B Subdivision No. 2, N87°59'35"E, 250.42 feet to the northeasterly corner of said Parcel and the northwesterly corner of Lot 2, Homax Subdivision; thence along the easterly line of said Parcel and the westerly line of said Lot 2, Homax Subdivision, S1°37'42"E, 469.80 feet to the southeasterly corner of said Parcel and the southwesterly corner of said Lot 2, Homax Subdivision and a point in and an intersection with the northerly line of Lot 10, Center West Industrial Park; thence along the southerly line of said Parcel and the Northerly line of Lot 10, Lot 9, and Lot 8, said Center West Industrial Park, S88°16'24"W, 560.25 feet to the southwesterly corner of said Parcel and the southeasterly corner of Lot 1, DLD Simple Subdivision No.2; thence along the westerly line of said Parcel and the easterly line of said Lot 1, DLD Simple Subdivision No.2, N1°59'31"W, 466.95 feet to the northeasterly corner of said Lot 1, DLD Simple Subdivision No.2 and the southeasterly corner of Lot 8, B & B Subdivision; thence continuing along the westerly line of said Parcel and along the easterly line of said Lot 8, B & B Subdivision, N1°56'00"W, 257.59 feet to the northwesterly corner of said Parcel and the northeasterly corner of said Lot 8, B & B Subdivision and a point in and an intersection with the southerly right of way line of Burd Road; thence along the northerly line of said Parcel and the southerly right of way line of said Burd Road, N87°57'48"E, 313.44 feet to the northwesterly corner of said Lot 1, B & B Subdivision No. 2; thence along the northerly line of said Parcel and the westerly line of said Lot 1, B & B Subdivision No. 2, S1°47'33"E, 257.66 feet to said Point of Beginning and containing 7.892 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "DLD ADDITION" to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

DLD INVESTMENTS, LLC
 3420 ALPINE DRIVE
 CASPER, WYOMING 82601

DLD INVESTMENTS, LLC

DANIEL DWYER, MEMBER

STATE OF WYOMING)
 COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by DANIEL DWYER, MEMBER this ____ day of _____, 20__.

Witness my hand and official seal.

My commission expires: _____

NOTARY PUBLIC

APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved this ____ day of _____, 20__.

Attest: _____ Attest: _____
 City Clerk Mayor

Inspected and approved this ____ day of _____, 20__.

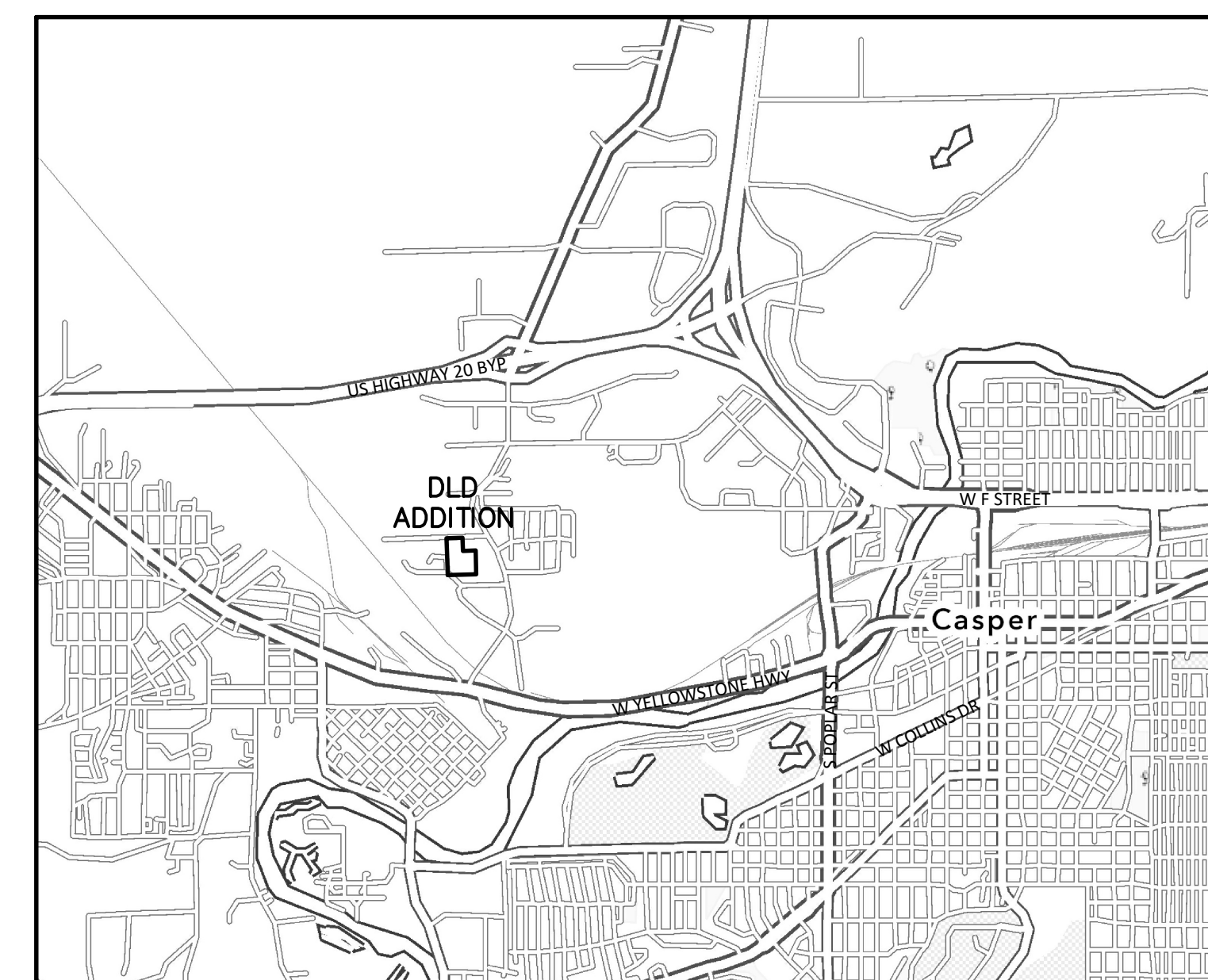
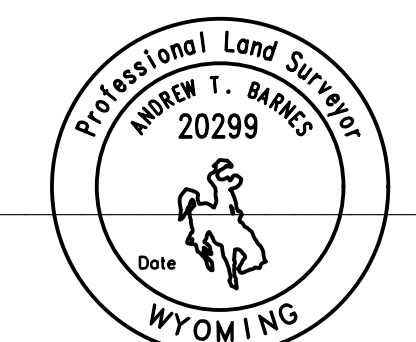
 City Engineer
 Approved this ____ day of _____, 20__.

 City Planner
 Approved this ____ day of _____, 20__.

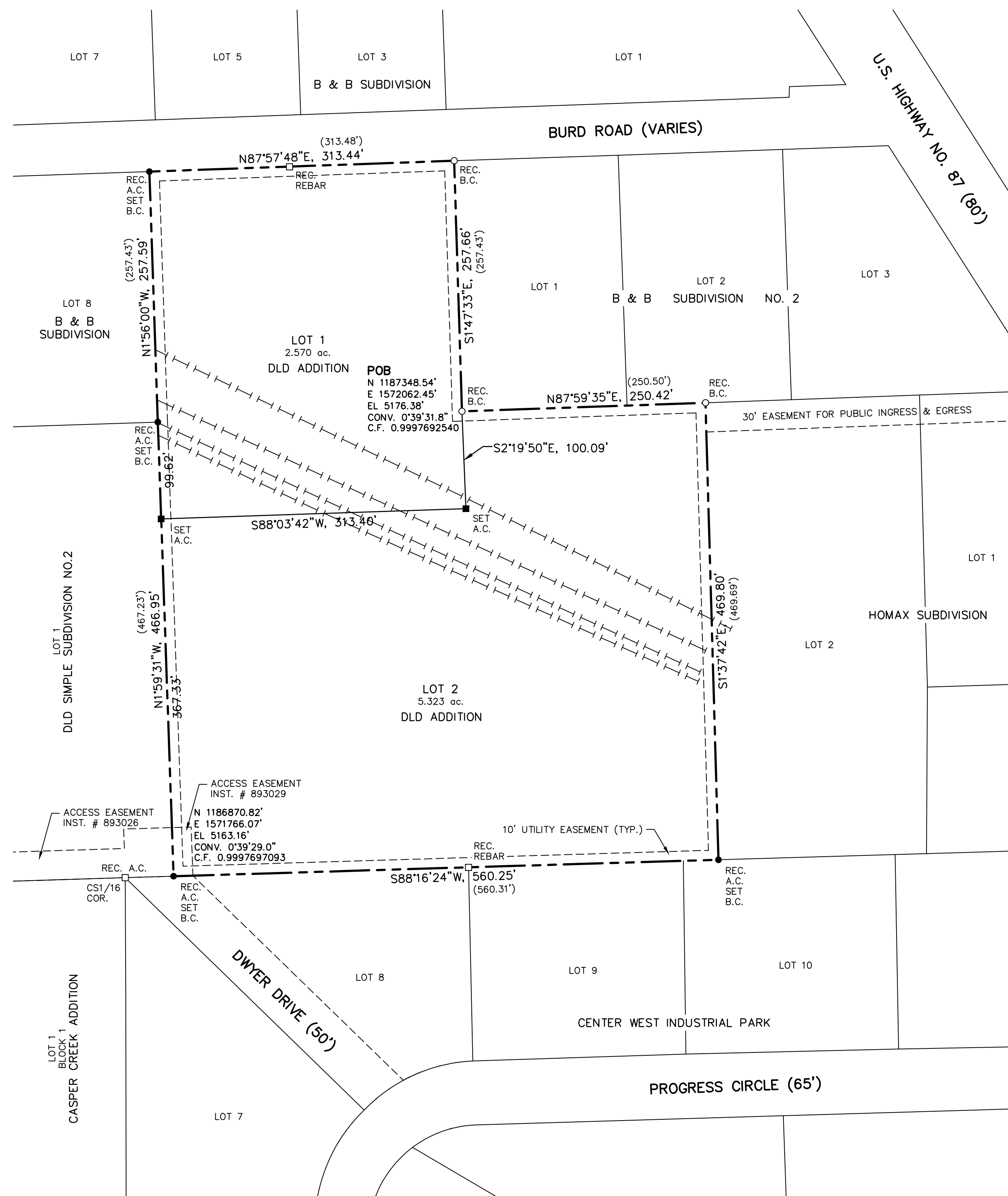
 City Surveyor

SURVEYORS CERTIFICATE

I, Andrew T. Barnes, a Professional Land Surveyor, 20299, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of November, 2024 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

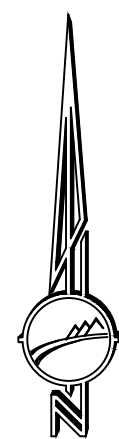


VICINITY MAP
 SCALE: 1"=3000'

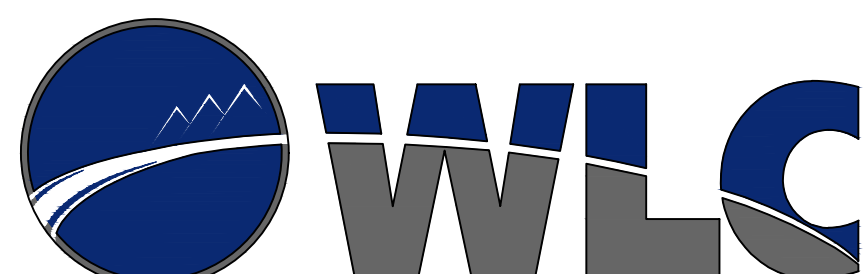


LEGEND

- (0.00') RECORD
- N0°00'00"W, 0.00' MEASURED
- PARCEL BOUNDARY
- - - - PIPELINE



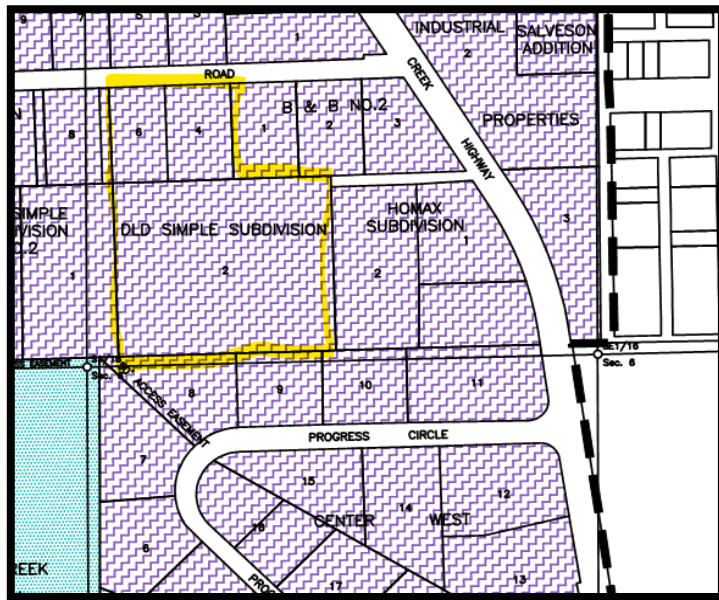
SCALE: 1"=80'
 BASIS OF BEARING:
 STATE PLANE COORDINATES
 WYOMING EAST CENTRAL ZONE
 NAD 83/2011
 US SURVEY FOOT GRID DISTANCE
 VERTICAL DATUM: NAVD88
 PLAT CLOSURE RATIO = 1:515222.00

















ENGINEERING - SURVEYING
 200 PRONGHORN, CASPER, WY. 82601
 W.O. NO. 18040 DATE: 11-15-24 FILE NAME: DLD

N:\CLIENTS\2024\INSTRUMENTS\18040-REPLAT MILLS SURVEY\DWYER.DWG, DRAWN BY: WLC

DLD Addition – Final Plat



Mills Zoning Districts

 — AG URBAN AGRICULTURE	 — O-B OFFICE BUSINESS DISTRICT
 — C-1 GENERAL COMMERCIAL	 — PLI PUBLIC LANDS AND INSTITUTIONS
 — C-3 BUSINESS SERVICE DISTRICT	 — R-1 SINGLE FAMILY DWELLING DISTRICT
 — I-1 LIGHT INDUSTRIAL	 — R-2 ONE AND TWO FAMILY DWELLING DISTRICT
 — I-2 HEAVY INDUSTRIAL	 — R-3 MULTIPLE FAMILY DWELLING DISTRICT
 — M-H MANUFACTURED HOME DISTRICT	 — STREETS PLATTED / NOT OPEN
 — M-P MANUFACTURED HOME PARK	 — UR URBAN AGRICULTURE RESIDENTIAL

WARRANTY DEED

T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, grantor(s),

of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

D.L.D. INVESTMENTS, L.L.C., grantee(s),

whose address is:

of 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 OF LAND LOCATED IN THE NW¼SE¼ OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8 OF THE CENTER WEST SUBDIVISION TO THE TOWN OF MILLS WHICH BEARS N.88°55'41"E. A DISTANCE OF 49.87 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 6, THENCE N.1°20'32"W. A DISTANCE OF 467.23 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF THE B & B SUBDIVISION, THENCE N.88°39'28"E. A DISTANCE OF 312.90 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE B & B SUBDIVISION, THENCE S.1°20'32"E. A DISTANCE OF 468.71 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID CENTER WEST SUBDIVISION, THENCE S.88°55'41"W. A DISTANCE OF 312.90 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Conditions, Restrictions and Easements of Record, if any.

Witness my/our hand(s) this 3 day of August, 2010.

T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: [Signature]
KEITH P. TYLER, MANAGER

State of Wyoming)
County of Natrona) ss.

This instrument was acknowledged before me on 3 day of August, 2010,
by KEITH P. TYLER as MANAGER of
T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY

Given under my hand and notarial seal this 3 day of August, 2010.

My commission expires:



[Signature]
Notarial Officer

west part

NATRONA COUNTY CLERK, WY
Renee Vitto Recorded: JF
Aug 5, 2010 09:47:17 AM
Pages: 1 Fee: \$8.00
AMERICAN TITLE AGENCY
893028

WARRANTY DEED

T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, grantor(s),

of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warranty To

D.L.D. INVESTMENTS, L.L.C., grantee(s),

whose address is: 2420 Alpine Dr. Casper, WY 82401

of 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 OF LAND BEING A PORTION OF THE NW 1/4 SE 1/4, SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW 1/4 SE 1/4 WHICH BEARS N.88°55'41"E., 362.77 FEET FROM THE SOUTHWEST CORNER OF SAID NW 1/4 SE 1/4; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF CENTER WEST SUBDIVISION, N.88°55'41"E., 247.41 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.0°57'55"W., ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF HOMAX SUBDIVISION, A DISTANCE OF 469.89 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND A POINT IN THE SOUTHERLY LINE OF B & B SUBDIVISION NO. 2; THENCE ALONG THE SOUTHERLY LINE OF B & B SUBDIVISION NO. 2 AND THE NORTHERLY LINE OF SAID PARCEL S.88°39'28"W., 250.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND THE SOUTHWESTERLY CORNER OF LOT 1, B & B SUBDIVISION NO. 2 AND THE SOUTHEASTERLY CORNER OF LOT 4, B & B SUBDIVISION NO. 2; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, S.1°20'32"E., 468.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

Subject to Covenants, Conditions, Restrictions and Easements of Record, if any.

Witness my/our hand(s) this 25TH day of OCTOBER, 20 12.

Stamp area containing a barcode with number 938894, recording information: NATRONA COUNTY CLERK, WY, Renea Vitto, Recorded: CR, Oct 25, 2012 01:11:17 PM, Pages: 1, Fee: \$8.00, AMERICAN TITLE AGENCY.

T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY BY: [Signature] KEITH P. TYLER, MANAGING MEMBER

State of WYOMING)
County of NATRONA) ss.

This instrument was acknowledged before me on 25TH day of OCTOBER, 20 12 by Keith P. Tyler as Managing member of T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY

Given under my hand and notarial seal this 25TH day of OCTOBER, 20 12.

My commission expires: [Notary Seal] Carla Ray Stuech Notarial Officer

East part