

ORDINANCE NO. 819

AN ORDINANCE VACATING A .63 ACRE PARCEL OF THE FORMER WYOMING BOULEVARD IN THE CITY OF MILLS, WYOMING AND TRANSFERING THE SAME TO MOBILE CONCRETE, INC.

WHEREAS, Wyoming Statute Sec. WS 15-4-305, which provides the following authority and means of a municipality to vacate a municipal street:

15-4-305. Streets; vacation; petition required; consideration.

The governing body has the exclusive power and, by ordinance, may vacate any highway, street, lane or alley, or portion thereof. No vacation may be ordered except upon petition of a majority of the owners owning a majority of the property abutting on the portion proposed to be vacated and extending three hundred (300) feet in either direction from the portion proposed to be vacated. The city or town may demand and receive the value of the land vacated as consideration for the vacation.

And;

WHEREAS, Wyoming Blvd was an original Town of Mills road as platted in the original plat for the Town of Mills. The road had a straight north/south direction and ran to the North Platte River; and

WHEREAS, In 1976 the State of Wyoming rebuilt Wyoming Blvd in Mills and other areas, putting in the wide road which exists in the city today, In order to do this Wyoming Blvd was reconstructed with portions of the reconstructed Wyoming Blvd having an new right of way; and

WHEREAS; This resulted in a .63 Acre parcel of real property where the former Wyoming Blvd had been which is bordered on the west entirely by Lot 3 Boatright Addition belonging to Mobile Concrete Inc., to the north by a portion held by the City of Mills, to the South by a portion held by the City of Mills, and to the East by the current City of Mills SW Wyoming Blvd right of way; and

WHEREAS, the legal description and depiction of the .63 acre parcel is more particularly describe in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the City of Mills has no use or need for the .63 acre parcel, with the same having no municipal use; and

WHEREAS, Mobile Concrete, Incl. does have a use for the .63 acre parcel as it provides a frontage for Lot 3 Boatright Addition to SW Wyoming Blvd and is willing to receive the same; and

WHEREAS, The City regards the .63 acres surplus to the City's needs and a potential legal detriment in that it abuts areas with heavy truck traffic while serving no municipal purpose, and therefore does not demand the value of the property to be vacated, with said value in its existing condition being minimal.

WHEREAS, The City of Mills, which holds the majority of the property abutting the .63 parcel acre is self-petitioning, through this process, to vacate the .63 acre parcel and has undertaken to provide notice of the same to all those entitled under Wyo. State 15-4-305 to receive the same.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MILLS:

The .63 acres, as more particularly described in Exhibit A attached here to is vacated with the fee title to the same vesting in Mobile Concrete, Inc, and, further, with no legal consideration being necessary or required as part of this Vacation.

This instrument, together with its attachments, is to be recorded in the Property Records for Natrona County, Wyoming.

PASSED on 1st reading the _____ day of _____, 2025.

PASSED on 2nd reading the _____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this _____ day of _____, 2024

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Brad Neumiller, Council

Cherie Butcher, Council

Tim Sutherland, Council

ATTESTED:

Sarah Osborn, City Clerk



EXHIBIT "A"
CITY OF MILLS PARCEL

A parcel of land previously platted as a public street right-of-way as shown on the original Map of the Town of Mills recorded on February 9, 1921, in Book 27 of Deeds, Page 572, situate within a portion of Lot 2 (SW¼NW¼) of Section 7, T.33N., R.79W., 6th P.M., City of Mills, Natrona County, Wyoming, as shown on Exhibit B attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the west ¼ corner of said Section 7, monumented by a brass cap and being the southeast corner of Lot 3, Boatright Addition to the City of Mills, also being the southwest corner of the parcel being described and the Point of Beginning;

Thence N00°27'18"W, along the west line of the parcel being described, the west line of said Section 7, and the east line of Lot 3, Boatright Addition to the City of Mills, a distance of 484.43 feet to the northwest corner of the parcel also being the northeast corner of said Lot 3;

Thence N88°48'24"E, a distance of 47.55 feet to the northeast corner of the parcel being described, located on the west line of SW Wyoming Boulevard;

Thence S01°09'47"E, along the east line of the parcel being described and the west line of SW Wyoming Boulevard, a distance of 277.82 feet to a point of curvature;

Thence continuing along the east line of the parcel being described and the west line of SW Wyoming Boulevard and a non-tangential curve to the left having a radius of 498.37 feet, through a central angle of 24°24'01", a distance of 212.24 feet, with a chord bearing of S13°32'27"E, a distance of 210.64 feet to the southeast corner of the parcel;

Thence S88°20'17"W, along the north line of the City of Mills property, as referenced in the document recorded as Instrument No. 1049046, a distance of 98.69 feet to the Point of Beginning.

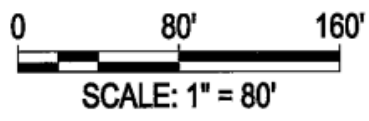
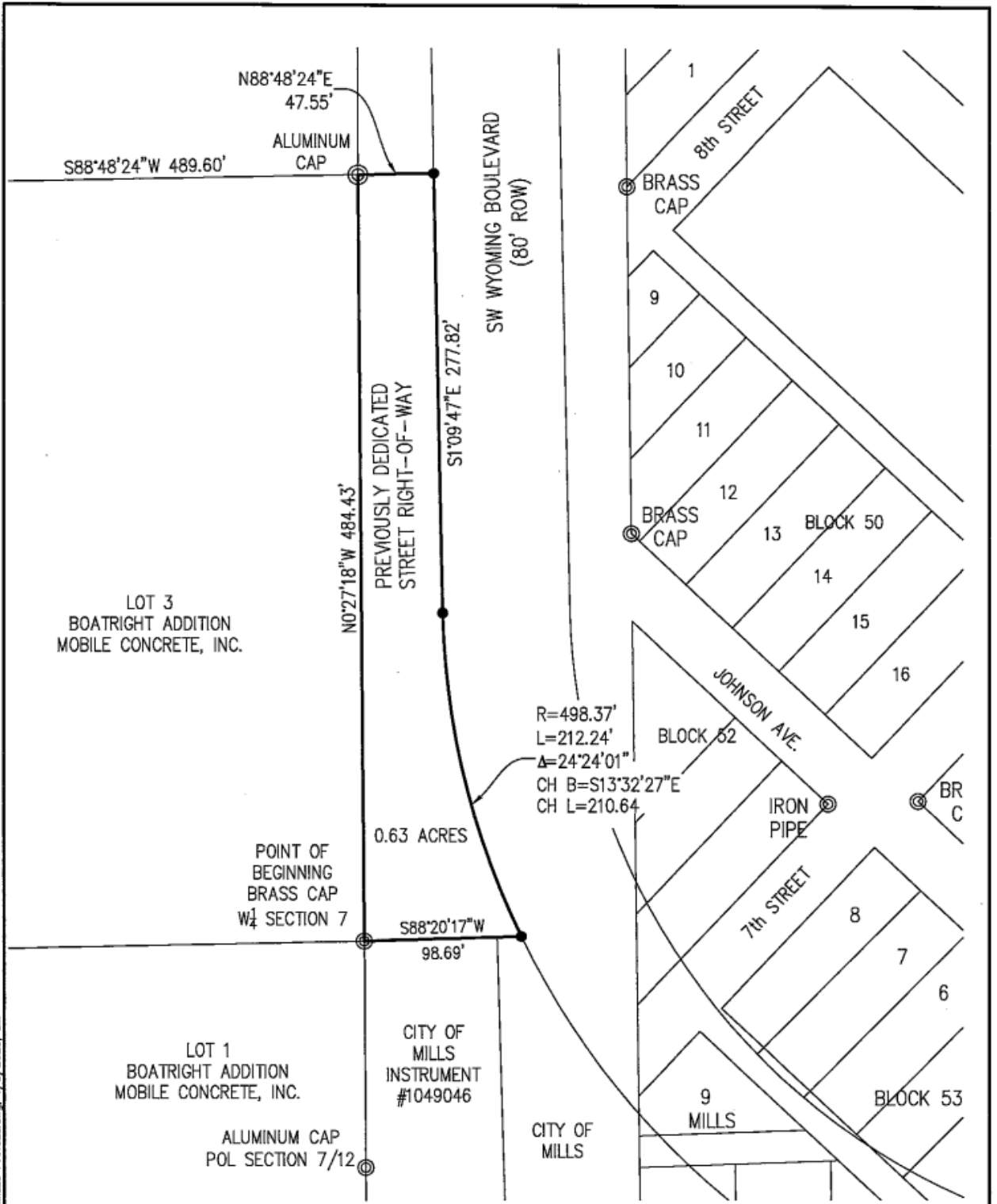
The above described parcel contains 0.63 acres, (27,540.54 S.F.) more or less, and is subject to all rights-of-way and/or easements, reservations and encroachments which have been legally acquired.

I hereby certify that this description was prepared from notes taken during an actual survey made under my direct supervision in February, 2023, and that on the basis of my information knowledge and belief as a Professional Land Surveyor that this description is true and correct.



MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION IS STRICTLY PROHIBITED. I HAVE CAREFULLY REVIEWED THIS INFORMATION AND CERTIFY IT TO BE ACCURATE ON THE BASIS OF MY KNOWLEDGE AND BELIEF. ANY CHANGE, ADDITION OR DELETION OF ANY PART OF THIS DESCRIPTION WILL ACT TO VOID ANY WARRANTY OR RESPONSIBILITY, EXPRESSED OR IMPLIED, THAT I HAVE TOWARD THE SUBJECT PROPERTY.

M:\Land 2022\Engineering\22-033 Mills Pathway\Drawings\Survey\Plots\TOWN OF MILLS PARCEL.dwg, 1/8/2025, Bill



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LEGEND

- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ⊙ FOUND MONUMENT AS NOTED

EXHIBIT B
TOWN OF MILLS PARCEL

Portion of Lot 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$)
Section 7, T33N., R.79W., 6th P.M.
Town of Mills, Wyoming
January, 2025
W.O. 22-033