

ORDINANCE NO. 694

AN ORDINANCE APPROVING THE ANNEXATION AND PLAT OF RIVER HEIGHTS ACRES, RIVER HEIGHTS SUBDIVISION, CENTRAL WYOMING REGIONAL WATER TANK AND BOOSTER STATION SITE, CUNDY SIMPLE SUBDIVISION, AND PATTERSON UTI DRILLING COMPANY SOUTH LP SITE AND REZONING OF THE SAME FROM NATRONA COUNTY ZONING CLASSIFICATION URBAN AGRICULTURE, URBAN MIXED RESIDENTIAL, AND LIGHT INDUSTRIAL TO TOWN OF MILLS ZONING CLASSIFICATION DEVELOPING RESIDENTIAL, DEVELOPING BUSINESS, AND PUBLIC LANDS AND INSTITUTIONS INTO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

WHEREAS, the majority landowners of River Heights Acres and River Heights Subdivision has applied to annex and plat a parcel located in portions of the SW1/4 and S1/2NW1/4, Section 11, Township 33 North, Range 80 West, 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming, comprising 167.77 acres, more or less, to create the River Heights Acres to the Town of Mills; and rezone of the same from Natrona County Zoning Classification Urban Agriculture (UA), Urban Mixed Residential (UMR), and Light Industrial (LI) to the Town Zoning Classifications Developing Residential (DR), Developing Business (DB) and Public Lands and Institutions (PLI); and

WHEREAS, a petition requesting the annexation has been signed by a majority of the landowners owning a majority of the area sought to be annexed, excluding public streets and tax exempt property, and submitted said petition to the Town of Mills for approval pursuant to Section 15-1-403 of the Wyoming State Statues, as amended; and

WHEREAS, pursuant to Section 15-1-406 (d) of the Wyoming State Statues, as amended, No annexation under W.S. 15-1-404 shall create an area which is situated entirely within the boundaries of the city or town but is not annexed, and

WHEREAS, the Central Wyoming Regional Water Tank and Booster Station Site, the Cundy Simple Subdivision, and Patterson UTI Drilling Company South LP Site would have created un-annexed areas within the Town if not annexed, and

WHEREAS, all legal property boundaries being annexed as recorded shall be attached and are included in this annexation of the River Heights Acres Annexation; and

WHEREAS, an annexation report shall be completed and mailed to each land owner 20 business days prior to the scheduled public hearing in accordance with Section 15-1-402 of the Wyoming State Statues as amended; and

WHEREAS, the Town of Mills Planning and Zoning Board forwarded a "Do Pass" recommendation to the Town Council to approve the annexation, zone change, and plat following their public hearing on October 2, 2014.

NOW, THEREFORE, BE IT ORDANIED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING:

SECTION 1:

The annexation of River Heights Acres is hereby approved and said area is included within the corporate boundary limits of the Town of Mills and all rights, privileges, and duties pertaining to such inclusion shall apply to said development and the inhabitants thereof.

SECTION 2:

The plat creating the River Heights Acres is hereby approved.



SECTION 3:

The River Heights Acres Tracts shall be zoned as follows:  
River Heights Subdivision shall be zoned Developing Residential (DR),  
Tract 1 shall be zoned Developing Business (DB),  
Tract 2 and Tract 3 shall be zoned Public Lands and Institutions (PLI),  
Tract 4 shall be zoned Developing Residential (DR),  
Tract 5 and Tract 6 shall be zoned Developing Business (DB),  
Central WY Regional Water Tank & Booster Station Site shall be zoned (PLI),  
Cundy Simple Subdivision shall be zoned Developing Business (DB), and the  
Patterson UTI Drilling Co. South LP Site shall be zoned Developing Business (DB).

SECTION 4:

The River Heights Acres Annexation attachments showing ownership, boundaries and size are as follow:

River Heights Acres: Tract 1, 27.98 acres, Tract 2, 3.58 acres, Tract 3, 5.44 acres,  
Tract 4, 106.64 acres, Tract 5, 1.83 acres, and Tract 6, 3.64 acres, attached as Exhibit A,  
River Heights Subdivision: 18.67 acres attached as Exhibit B,  
Central WY Regional Water Tank & Booster Station Site: 2.86 acres Exhibit C,  
Cundy Simple Subdivision: 6.41 acres, Exhibit D, and the  
Patterson UTI Drilling Co. South LP Site: 10.002 acres, attached as Exhibit E and F

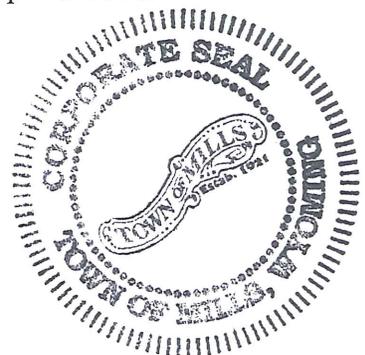
SECTION 5:

All future development on River Heights Acres Tracts 1, 2, 3, 4, 5, and 6 must be approved by both the Town Planning and Zoning Board and the Town Council prior to future development commencing.

SECTION 6:

This ordinance shall, pursuant to W.S. § 15-1-408, be in full force and effect on the 21<sup>st</sup> business day following third reading approval by the Town Council, and the publication.

PASSED ON FIRST READING the 28<sup>th</sup> day of January, 2015  
PASSED ON SECOND READING the 11<sup>th</sup> day of FEBRUARY, 2015  
PASSED, APPROVED, AND ADOPTED ON THIRD AND  
FINAL READING the 25<sup>th</sup> day of FEBRUARY, 2015



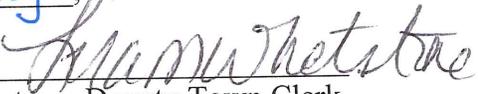
**TOWN OF MILLS, WYOMING**

By: Marrolyce Wilson  
Marrolyce Wilson, Mayor

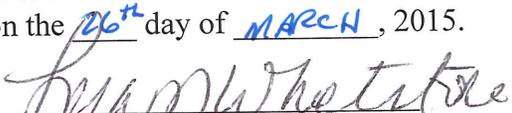
ATTEST: Lisa Whetstone  
Lisa Whetstone  
Deputy Town Clerk

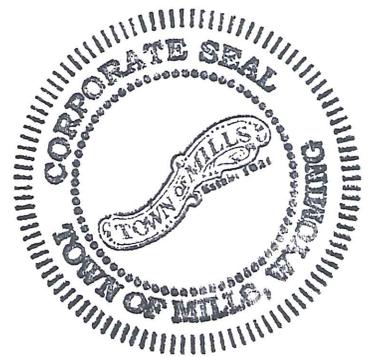
I, Lisa Whetstone, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 644 entitled " AN ORDINANCE APPROVING THE ANNEXATION AND PLAT OF RIVER HEIGHTS ACRES, RIVER HEIGHTS SUBDIVISION, CENTRAL WYOMING REGIONAL WATER TANK AND BOOSTER STATION SITE, CUNDY SIMPLE SUBDIVISION, AND PATTERSON UTI DRILLING COMPANY SOUTH LP SITE AND REZONING OF THE SAME FROM NATRONA COUNTY ZONING CLASSIFICATION URBAN AGRICULTURE, URBAN MIXED RESIDENTIAL, AND LIGHT INDUSTRIAL TO TOWN OF MILLS ZONING CLASSIFICATION DEVELOPING RESIDENTIAL,

DEVELOPING BUSINESS, AND PUBLIC LANDS AND INSTITUTIONS INTO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.” passed on First Reading by the Town Council of the Town of Mills, Wyoming, at a public hearing and meeting held by the Council Members on the 28<sup>th</sup> day of JANUARY, 2015.

  
\_\_\_\_\_  
Lisa Whetstone, Deputy Town Clerk

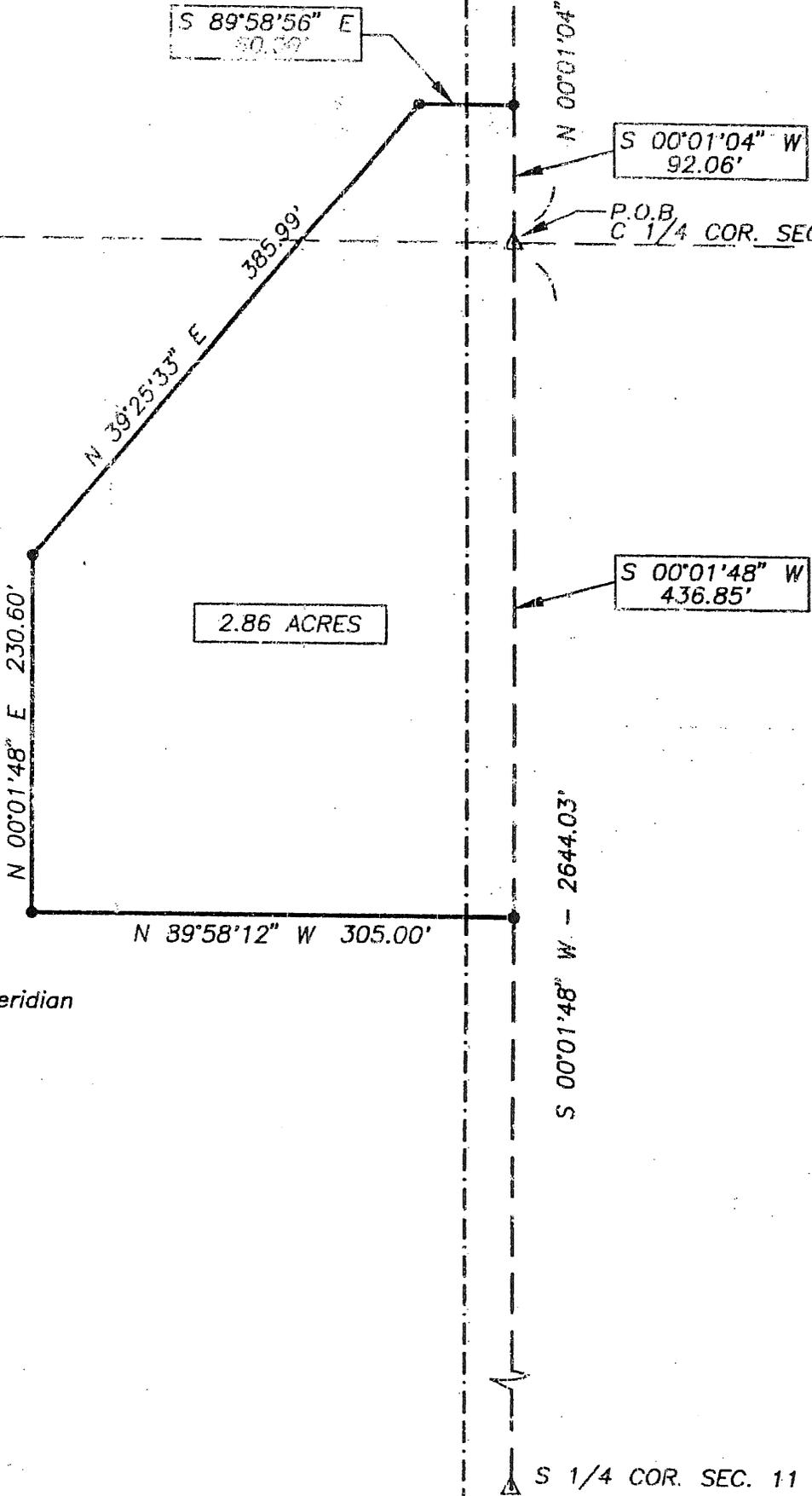
I, the regularly appointed, duly qualified Town Clerk of the Town of Mills, Wyoming do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 644 approved and passed as certified above, and following its passage by the Town Council, was posted in the Town Clerk's Office and at the Mills Post Office for a period of ten (21) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming on the 26<sup>th</sup> day of MARCH, 2015.

  
\_\_\_\_\_  
Lisa Whetstone, Deputy Town Clerk

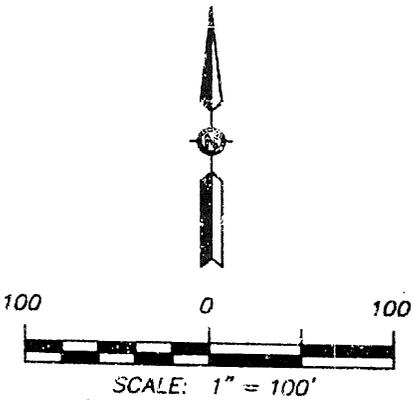


SE 1/4 of NW 1/4  
 Section 11  
 T.33N., R80W., 6th Principal Meridian  
 Lawrence E. Middaugh  
 and  
 Eva Jane Middaugh  
 husband and wife

NE 1/4 of SW 1/4  
 Section 11  
 T.33N., R80W., 6th Principal Meridian  
 Lawrence E. Middaugh  
 and  
 Eva Jane Middaugh  
 husband and wife



2.86 ACRES



LEGEND

- SET 5/8" Rebar and Aluminum Cap Marked "CEPI, LS 5529".
- EXISTING EASEMENT LINE
- ▭ TANK SITE LAND AQUISITION
- △ FOUND BRASS CAP

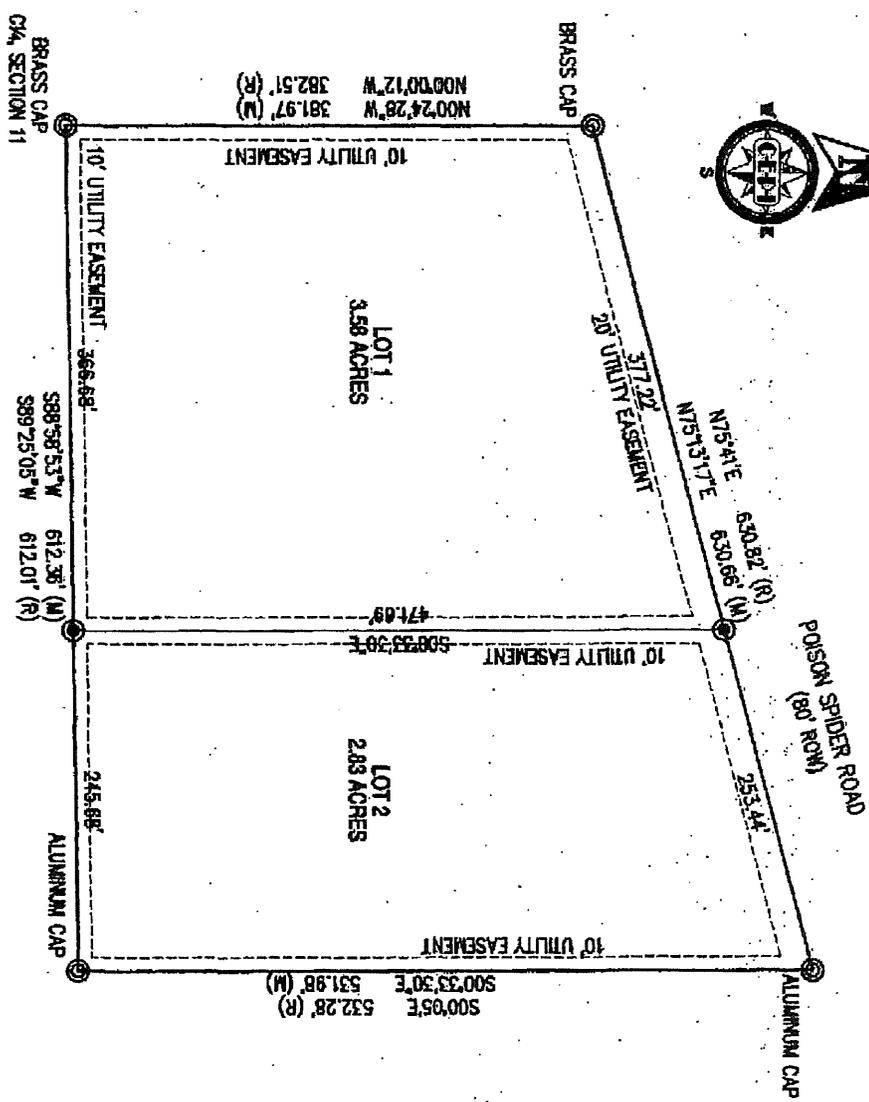
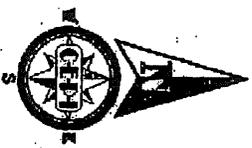
592083



Civil  
 Engineering  
 Professionals  
 Inc.

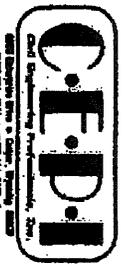
BASIS OF BEARINGS:  
 Wyoming State Plane Coordinate  
 System, East Central Zone, NAD 1983

TANK SITE & BOOSTER STATION  
 NATRONA COUNTY  
 REGIONAL WATER SYTEM  
 JOINT POWERS BOARD  
 JULY 1996



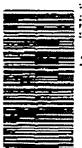
1" = 100'

BASES OF BEARING  
WYOMING STATE PLANE COORDINATE SYSTEM  
EAST CENTRAL ZONE - CITY OF CASPER  
GCS SYSTEM



**LEGEND**

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



846633

NATRONA COUNTY CLERK, WYOMING  
Rena Velle  
Jun 27, 2008 08:31:25 AM  
Pages: 1  
Fee: \$50.00  
NC PLANNING

**CERTIFICATE OF OWNER**

CUNDY BIZ, LLP, HEREBY CERTIFY THAT THE ABOVE OR FOREGOING SUBDIVISION, CUNDY SIMPLE SUBDIVISION, BEING PORTIONS OF THE SW1/4NE1/4, SECTION 11, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED AND UNDERSTOOD OWNERS AND PROPRIETORS OF SAID LANDS, THE NAME OF SAID SUBDIVISION SHALL BE "CUNDY SIMPLE SUBDIVISION", DATED AT CASPER, WYOMING THIS 12th DAY OF May, 2008.

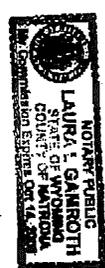
CUNDY BIZ, LLP  
P.O. BOX 25690  
MILLS, WY 82644

*Brad Cundy*  
BRAD CUNDY - PARTNER

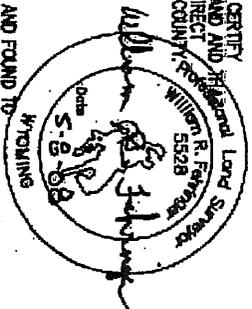
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRAD CUNDY - PARTNER OF CUNDY BIZ, LLP, DAY OF May, 2008.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES OCT 14, 2008  
NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**  
STATE OF WYOMING ) SS  
COUNTY OF NATRONA )



KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM R. FARRINGER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF NATRONA COUNTY.



**CERTIFICATE OF SIMPLE SUBDIVISION APPROVAL**

I, DO HEREBY CERTIFY THAT THIS SIMPLE SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE APPROVED FOR RECORDING.

*Debra K. Miller* 5-15-08  
COUNTY PLANNER/DATE  
*Wendy Velle*  
HEALTH OFFICER/DATE 6/23/08

FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING ON THE 27th DAY OF May, 2008.



VACATION AND REPLAT OF  
RIMROCK SUBDIVISION AS  
CUNDY SIMPLE SUBDIVISION  
BEING A PORTION OF THE SWANEA/4  
SECTION 11, T.33N., R.80W., 6TH P.M.,  
NATRONA COUNTY, WYOMING

"EXHIBIT E"

# WARRANTY DEED

DENNIS F. RIVETT and SHERRY L. RIVETT, HUSBAND AND WIFE

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

PATTERSON-UTI DRILLING COMPANY SOUTH LP, LLLP

grantee(s), whose address is: m/a PO Box 1416, Snyder TX 79550

5981 POISON SPIDER ROAD  
CASPER, WY 82601

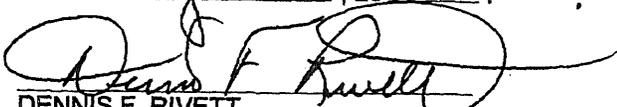
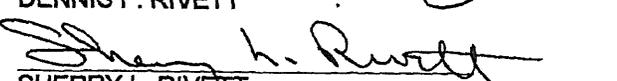
of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

A PARCEL LOCATED IN AND BEING A PORTION OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

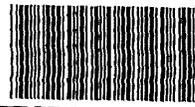
BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND ALSO THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11, AS MONUMENTED BY A G.L.O. BRASS CAP; THENCE ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11, AND THE SOUTH LINE OF THE PARCEL BEING DESCRIBED S. 89°28'47" W., 711.32 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND AN ALUMINUM CAP; THENCE INTO SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11 AND ALONG THE WEST LINE OF THE PARCEL N. 0°05'21" W., 532.35 FEET TO AN ALUMINUM CAP AND AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF THE EIGHTY FOOT WIDE POISON SPIDER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE NORTH LINE OF THE PARCEL N. 75°41'00" E., 522.06 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF THE PARCEL, N. 89°30'43" E., 205.65 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND AN IRON PIPE ON THE EAST LINE OF THE PARCEL AND SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11; THENCE ALONG THE EAST LINE SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 11 AND THE PARCEL BEING DESCRIBED S. 0°03'16" E., 656.32 FEET TO THE POINT OF BEGINNING.

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

Witness my/our hand(s) this 3<sup>rd</sup> day of January, 2005.

  
DENNIS F. RIVETT  
  
SHERRY L. RIVETT

State of Wyoming )  
County of Natrona ) ss.

  
NATRONA COUNTY CLERK, WYOMING  
Mary Ann Collins Recorded: AJ  
Jan 3, 2005 03:10 PM  
Pages: 1 Fee: \$8.00  
AMERICAN TITLE AGENCY  
**758215**

The foregoing instrument was acknowledged before me by DENNIS F. RIVETT and SHERRY L. RIVETT, HUSBAND AND WIFE.

this 3<sup>rd</sup> day of January, 2005.  
Witness my hand and official seal.

My commission expires: \_\_\_\_\_

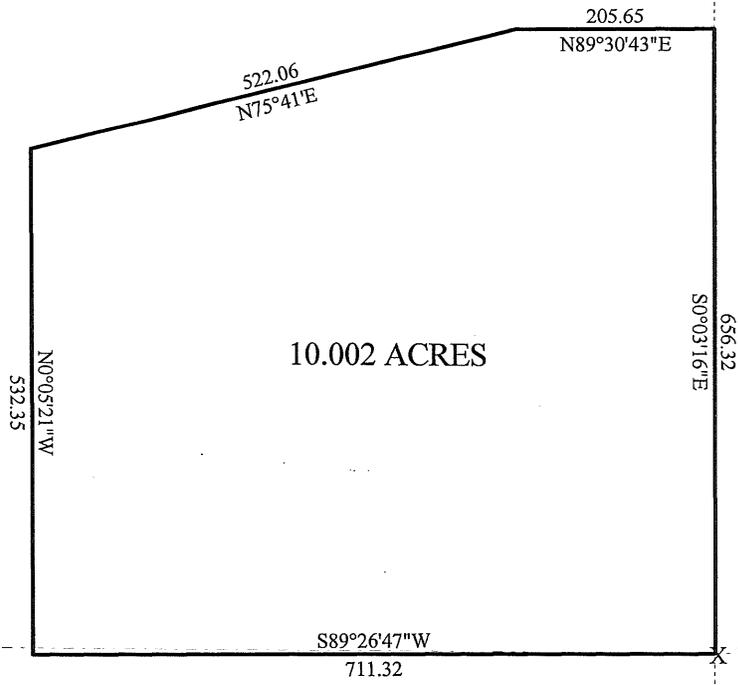
SANDRA M. HURLEY - NOTARY PUBLIC  
County of Natrona State of Wyoming  
My Commission Expires January 23, 2008

  
Notary Public

" EXHIBIT F "

PT SW NE: 11-33-80

GEO# 33801110000300



Title: DENNIS F RIVETT et ux TO PATTERSON-UTI DRILLING CO SOUTH LP		Date: 05-25-2005
Scale: 1 inch = 200 feet	File: PATTERSON-UTI DRILLING WD-758215.des	
Tract 1: 10.002 Acres: 435683 Sq Feet: Closure = s29.4101e 0.00 Feet: Precision =1/579117: Perimeter = 2628 Feet		
001=/SE,SW,NE,11,33N,80W	004=N75.41E 522.06	
002=S89.2647W 711.32	005=N89.3043E 205.65	
003=N0.0521 W 532.35	006=S0.0316E 656.32	

RECORDED  
1-3-2005



