

ORDINANCE NO. 720

AN ORDINANCE ANNEXING LANDS LOCATED IN AND BEING A PORTION OF THE S1/2NE1/4, SECTION 10, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

WHEREAS a proceeding for annexation of lands located in and being a portion of the S1/2NE1/4, Section 10, Township 33 North, Range 80 West, 6th Principal Meridian, Natrona County, Wyoming, also known as Platte View Estates, was initiated by a petition under the provisions of Wyoming Statutes § 15-1-403, 1977, filed with the Clerk of the Town of Mills by the landowner of the area sought to be annexed; and

WHEREAS the Town Council of the Town of Mills adopted Resolution 2018-61 certifying compliance of the petition with the statutory requirements, following which it established 26 September 2018, at the Mills Town Hall, as the date for the public hearing with the Council on the petition to annex Platte View Estates; and

WHEREAS, the Town gave notice of the hearing by publication in a newspaper of general circulation in the territory sought to be annexed, which was published in the Casper-Star Tribune on September 3rd and 9th 2018, and mailed certified notices of the summary of the Annexation Report and public hearing notice to utility providers and all property owners at the address used to mail county tax notices, all of which is shown in the records of the Town Clerk concerning the annexation of said property per Wyoming Statutes § 15-1-404; and

WHEREAS, the Town of Mills Planning and Zoning Board reviewed the Annexation Plat of Platte View Estates on 6 September 2018 and forwarded a "Do Pass" recommendation to the Town Council approving the plat; and

WHEREAS, after the scheduled hearings the following findings were and are hereby made by the governing body of the Town of Mills, Wyoming:

- A. The annexation appears to be beneficial for the health, safety and welfare of the Town and others residing in the area;
- B. The area to be annexed would constitute a natural, geographical, economical and social part of the Town;
- C. The development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town of Mills;
- D. The land to be annexed is a logical and feasible addition to the Town and its extension of basic services and Town services can be furnished to the area;
- E. The area sought to be annexed is contiguous with or adjacent to the Town;
- F. The proposed annexation complies with Wyoming Statute 15-1-402, 15-1-403 and 15-1-405 through 15-1-410, and the required procedures have been met;
- G. After the Annexation, all lots and tracts shall be zoned Urban Residential (U-R) per the Mills Zoning Ordinance.

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

SECTION 1:



10/26/2018 10:47:06 AM NATRONA COUNTY CLERK

Pages: 5

1055337

Renea Vitto
Recorded: SA
Fee: \$24.00
TOWN OF MILLS

A certain tract of land, " Platte View Estates ", more particularly described as Exhibit "A" attached hereto and by this reference made a part hereof, be and the same is annexed to and included within the boundaries of the Town of Mills, Natrona County, Wyoming.

SECTION 2:

Areas herein annexed and hereinbefore described shall be known as stated in the dedication of the annexation plat.

SECTION 3:

A plat showing the boundaries of said annexation tract has been submitted to and is approved by the Town Council of the Town of Mills and the dedications described therein are accepted. The Mayor and Town Clerk are authorized to sign, attest, and affix the seal of the Town of Mills on said plat and said plat shall be filed for record in the office of the County Clerk, and ex-officio Registrar of Deeds in Natrona County, Wyoming.

SECTION 4:

The annexation of said tract of land to the Town of Mills shall become effective upon passage of this Ordinance.

PASSED ON FIRST READING the 26th day of September, 2018

PASSED ON SECOND READING the 10th day of October, 2018

PASSED, APPROVED, AND ADOPTED ON THIRD AND
FINAL READING the 24th day of October, 2018

TOWN OF MILLS, WYOMING

By: 

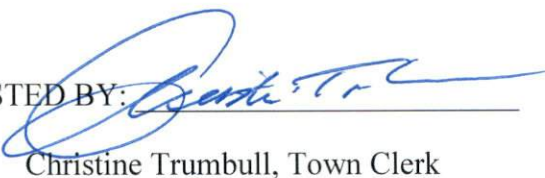
Seth Coleman, Mayor


Councilman, Sara McCarthy


Councilman, Darla R. Ives


Councilman, Mike Pyatt

 10-24-18
Councilman, Ronald Wales

ATTESTED BY: 
Christine Trumbull, Town Clerk





VICINITY MAP
SCALE: 1" = 200'

AN ANNEXATION
PLAT OF
PLATTE VIEW ESTATES
AN ADDITION TO THE TOWN OF MILLS, WYOMING
A SUBDIVISION OF A PORTION OF THE S1/2 NE1/4,
SECTION 10, T33N, R80W OF THE 6TH P.M.
NATRONA COUNTY, WYOMING
SHEET 1 OF 2

CERTIFICATE OF ANNEXATION AND DEDICATION

THE UNDERSIGNED, LISA BURRIDGE, OWNER OF PLATTE VIEW DEVELOPMENT, LLC, HEREBY CERTIFIES THAT SHE IS THE OWNER AND PROPRIETOR OF THE FOREGOING LANDS LOCATED IN AND BEING A PORTION OF THE S1/2NE1/4, SECTION 10, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH-WESTERLY CORNER OF THE PARCEL BEING DESCRIBED ALSO BEING THE CENTER 1/4 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE $N00^{\circ}28'57''W$, 451.14 FEET ALONG THE WESTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SW1/4NE1/4 OF SAID SECTION 10 TO AN ALUMINUM CAP MONUMENTING THE NORTH-WESTERLY CORNER OF SAID PARCEL AND LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 257; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 257 ON THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTH-WESTERLY, THROUGH A CENTRAL ANGLE OF $29^{\circ}13'41''$, WITH A RADIUS OF 3340.00 FEET, AN ARC LENGTH OF 1601.80 FEET, AND A CHORD BEARING $N55^{\circ}10'28''E$, A DISTANCE OF 1584.48 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SW1/4NE1/4 OF SECTION 10; THENCE ALONG SAID NORTHERLY LINE OF THE SW1/4NE1/4 OF SECTION 10, $N88^{\circ}41'24''E$, 8.63 FEET TO THE NE 1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE ALONG THE NORTHERLY LINE OF THE SE1/4NE1/4 OF SAID SECTION 10, $N88^{\circ}37'35''E$, 1243.96 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSSON ROAD AS DESCRIBED BY INSTRUMENT NO. 965966 OF THE NATRONA COUNTY, WYOMING RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSSON ROAD ON THE ARC OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF $05^{\circ}37'25''$, WITH A RADIUS OF 5950.00 FEET, AN ARC LENGTH OF 584.00 FEET, AND A CHORD BEARING $S03^{\circ}20'48''E$ A DISTANCE OF 583.77 FEET TO AN ALUMINUM CAP; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSSON ROAD, $S00^{\circ}32'05''E$, 296.90 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHERLY EASEMENT LINE OF POISON SPIDER LANE; THENCE ALONG SAID NORTHERLY EASEMENT LINE OF POISON SPIDER LANE, $N87^{\circ}12'02''E$, 9.89 FEET TO A WYDOT RIGHT-OF-WAY MONUMENT AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE ROBERTSSON ROAD AS DESCRIBED BY THE RECORD OF SURVEY PLAT RECORDED AS INSTRUMENT NO. 896458 OF THE NATRONA COUNTY, WYOMING RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE ROBERTSSON ROAD, $S00^{\circ}34'04''E$, 80.06 FEET TO A WYDOT RIGHT-OF-WAY MONUMENT AT THE INTERSECTION WITH THE SOUTHERLY EASEMENT LINE OF SAID POISON SPIDER LANE; THENCE ALONG SAID SOUTHERLY EASEMENT LINE OF POISON SPIDER LANE, $S87^{\circ}12'02''W$, 144.16 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP, STAMPED WLCL, S 548; THENCE CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE OF POISON SPIDER LANE, $S89^{\circ}48'55''W$, 1136.75 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SE1/4NE1/4 OF SECTION 10; THENCE ALONG SAID WESTERLY LINE OF THE SE1/4NE1/4 OF SECTION 10, $S00^{\circ}37'59''E$, 381.37 FEET TO THE CE 1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE $S88^{\circ}29'36''W$, 1320.54 FEET ALONG THE SOUTHERLY LINE OF SAID SW1/4NE1/4 OF SECTION 10 TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 52.18 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES OF RECORD.

AS APPEARS ON THIS PLAT, THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR. THE NAME OF SAID PLAT SHALL BE KNOWN AS "PLATTE VIEW ESTATES" AN ADDITION TO THE TOWN OF MILLS, WYOMING. THE OWNER AND PROPRIETOR HEREBY DEDICATES TO THE PUBLIC AND THE TOWN OF MILLS, WYOMING ALL STREETS AS SHOWN HEREON. THAT ALL UTILITY EASEMENTS AS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE TOWN OF MILLS AND ITS LICENSEES FOR THE PURPOSE OF INSTALLING, LOCATING, CONSTRUCTING, USING, AND MAINTAINING CONDUITS, LINES, WIRES, PIPES, AND ANY OTHER FORMS OR TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER THAT ARE UTILIZED BY THE PUBLIC, ANY AND ALL OF THEM, UNDER, OVER, ALONG, AND ACROSS THE AREAS DELINEATED AS UTILITY EASEMENT AS SHOWN ON THIS PLAT. THAT TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF MILLS FOR OPEN AREA, STORM WATER DETENTION, AND OPERATION OF A SEWAGE LIFT STATION THAT SAID OWNER AND PROPRIETOR HEREBY WAIVES AND RELINQUISHES ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

EXECUTED THIS _____ DAY OF _____, 2018.

BY: _____
LISA BURRIDGE, OWNER OF PLATTE VIEW DEVELOPMENT, LLC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018.
BY LISA BURRIDGE, OWNER OF PLATTE VIEW DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING BY ORDINANCE NO. _____ DULY PASSED, ADOPTED, AND APPROVED ON THIS _____ DAY OF _____, 2018.

MAYOR _____ Attest: CITY CLERK _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2018.

TOWN ENGINEER _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

I, AARON L. MONEY, A PROFESSIONAL LAND SURVEYOR, WYOMING LICENSE NO. 14558, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JULY AND AUGUST, 2018, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL PERMETER CORNERS ARE WELL AND ACCURATELY MONUMENTED AS SHOWN HEREON AS OF THE DATE OF THIS PLAT.



STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018.
BY AARON L. MONEY, PLS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

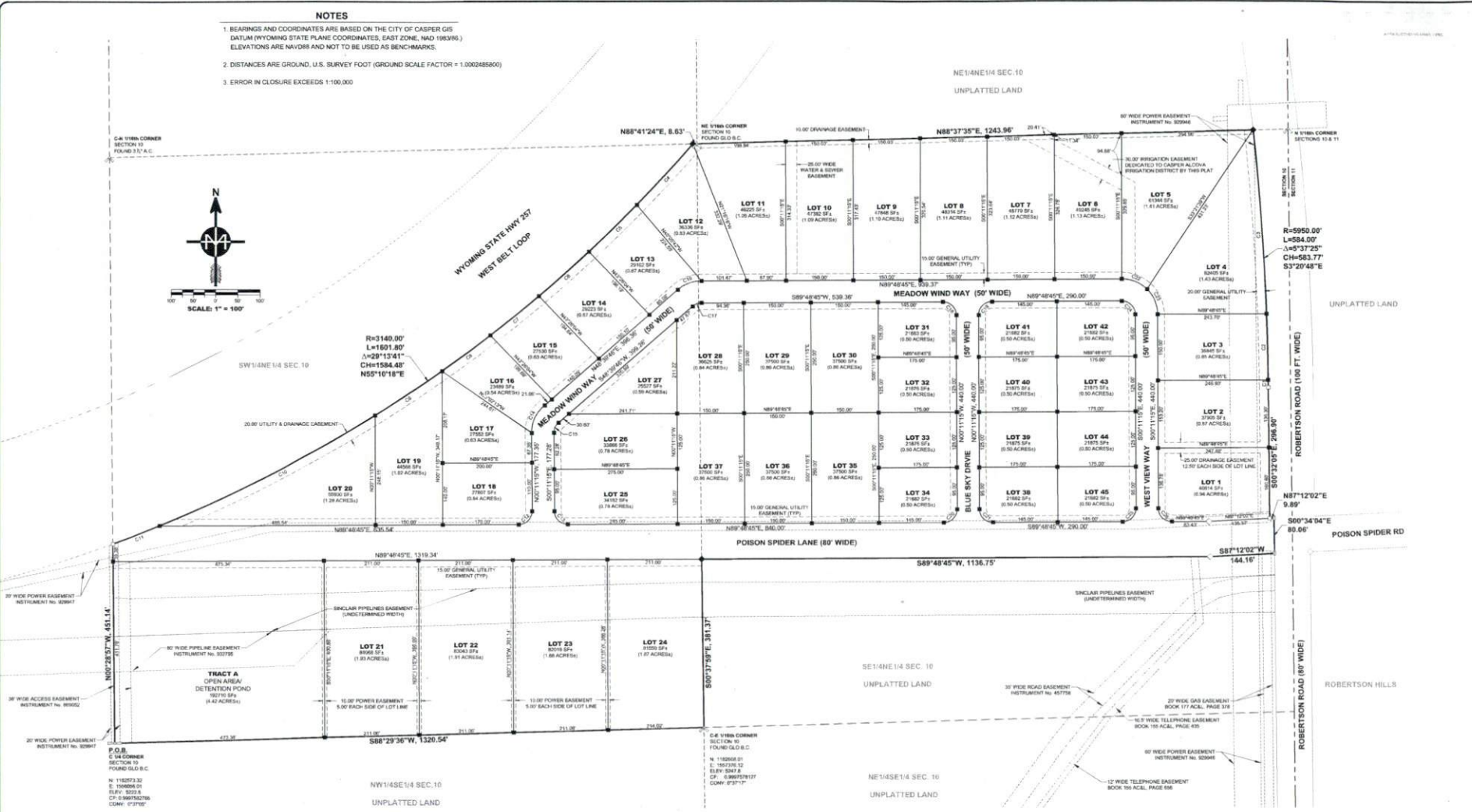
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.90	5950.00	0°09'48"	S00°36'59"E	18.90
C2	150.04	5950.00	1°28'14"	S01°25'12"E	150.03
C3	417.06	5950.00	4°00'58"	S04°09'02"E	416.97
C4	186.74	3140.00	3°24'27"	N42°15'41"E	186.71
C5	150.05	3140.00	2°44'17"	N45°20'03"E	150.03
C6	150.07	3140.00	2°44'18"	N48°04'20"E	150.05
C7	140.36	3140.00	2°33'42"	N50°43'20"E	140.37
C8	135.23	3140.00	2°28'03"	N53°14'12"E	135.22
C9	180.32	3140.00	3°17'28"	N56°09'56"E	180.29
C10	545.96	3140.00	9°57'44"	N62°44'31"E	545.27
C11	113.05	3140.00	2°02'46"	N68°48'16"E	113.05
C12	47.12	30.00	90°00'00"	N44°48'45"E	42.43
C13	47.12	30.00	90°00'00"	S45°11'15"E	42.43

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	71.07	80.00	50°53'56"	N25°15'42"E	68.75
C15	25.58	30.00	48°51'02"	S24°14'15"W	24.81
C16	57.46	80.00	41°08'58"	N69°14'15"E	56.23
C17	21.55	30.00	41°08'58"	S69°14'15"W	21.09
C18	47.12	30.00	90°00'00"	N45°11'15"W	42.43
C19	47.12	30.00	90°00'00"	N44°48'45"E	42.43
C20	47.12	30.00	90°00'00"	N44°48'45"E	42.43
C21	47.12	30.00	90°00'00"	N45°11'15"W	42.43
C22	62.84	80.00	45°00'11"	S07°41'10"E	61.23
C23	62.83	80.00	44°59'49"	S22°41'10"E	61.23
C24	47.12	30.00	90°00'00"	S45°11'15"E	42.43
C25	47.12	30.00	90°00'00"	S44°48'45"W	42.43
C26	47.12	30.00	90°00'00"	S45°11'15"E	42.43



PREPARED FOR:
PLATTE VIEW DEVELOPMENT, LLC
LISA BURRIDGE, OWNER
421 S. CENTER
CASPER, WY 82601

- NOTES**
- BEARINGS AND COORDINATES ARE BASED ON THE CITY OF CASPER GIS DATUM (WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD 1983/86). ELEVATIONS ARE NAVD83 AND NOT TO BE USED AS BENCHMARKS.
 - DISTANCES ARE GROUND, U.S. SURVEY FOOT (GROUND SCALE FACTOR = 1.000248500)
 - ERROR IN CLOSURE EXCEEDS 1:100,000



LEGEND

○ FOUND 1/4 CORNER	— PLATTE VIEW ESTATES BOUNDARY LINE
○ FOUND 1/4 CORNER	— LOT LINES
○ FOUND ALUMINUM CAP	— ADJOINING PROPERTY LINES
○ FOUND BRASS CAP	— EXISTING EASEMENT LINES
○ FOUND HIGHWAY R.O.W. MONUMENT	— PROPOSED EASEMENT LINES
● SET 25' ALUMINUM CAP, PLS 14558	— SECTION LINE
● SET 30' ALUMINUM CAP, PLS 14558	— 1/4 SECTION LINE
	— 1/16 SECTION LINE

AN ANNEXATION
 PLAT OF
PLATTE VIEW ESTATES
 AN ADDITION TO THE TOWN OF MILLS, WYOMING
 A SUBDIVISION OF A PORTION OF THE S1/2 NE1/4,
 SECTION 10, T33N, R80W OF THE 6th P.M.
 NATRONA COUNTY, WYOMING
 SHEET 2 OF 2

MONEY LAND SURVEYING
 Money Land Surveying, LLC
 340 W. B St., Suite 204
 Casper, WY 82601
 Phone: 307-377-2727

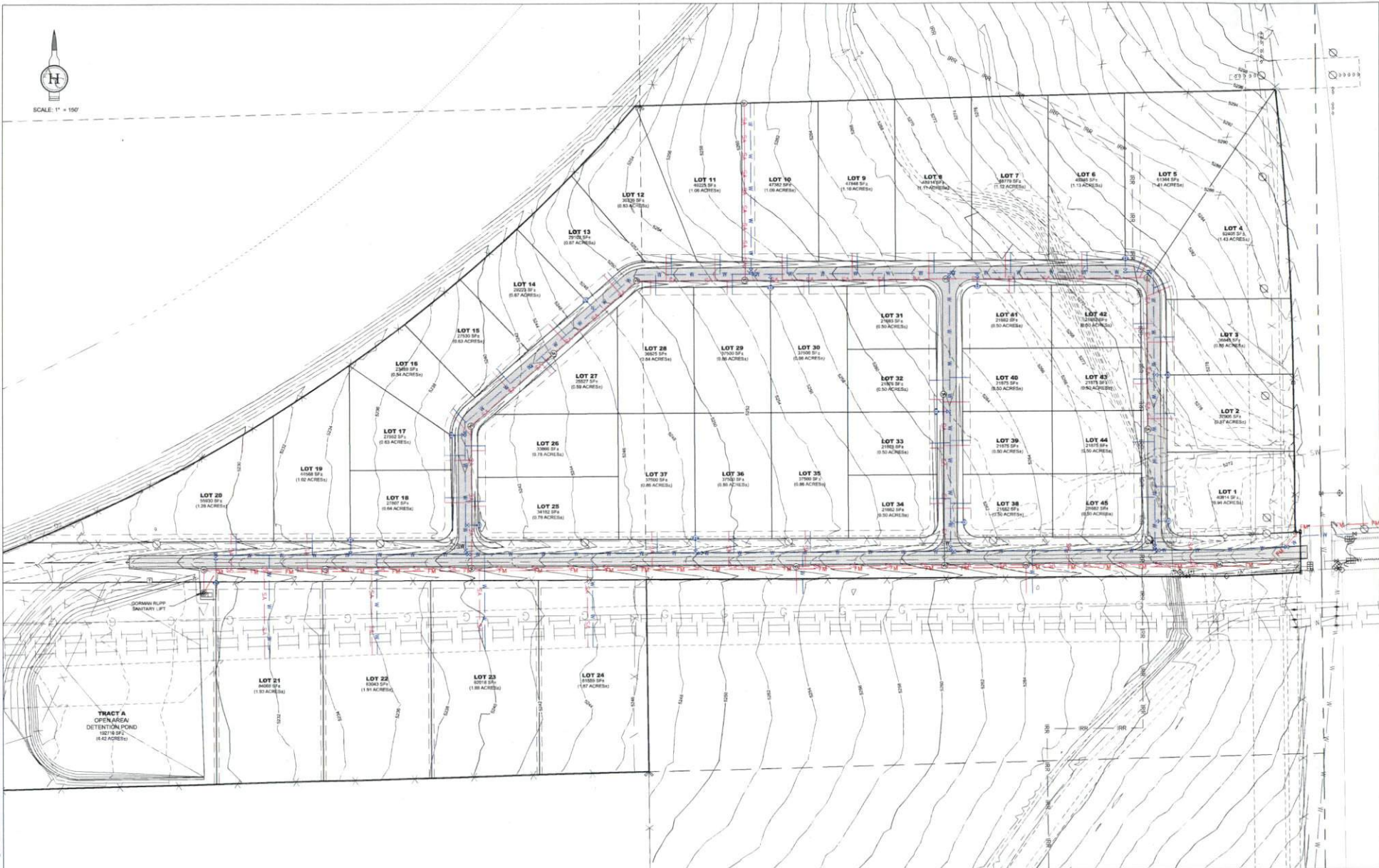
PREPARED FOR:
 PLATTE VIEW DEVELOPMENT, LLC
 LISA BURRIDGE, OWNER
 421 S. CENTER
 CASPER, WY 82601



SCALE: 1" = 100'

8/11/2015 9:44 AM WEST

PLATTE VIEW ESTATES SUBDIVISION PLATTE VIEW ESTATES PLATTE VIEW ESTATES PLATTE VIEW ESTATES



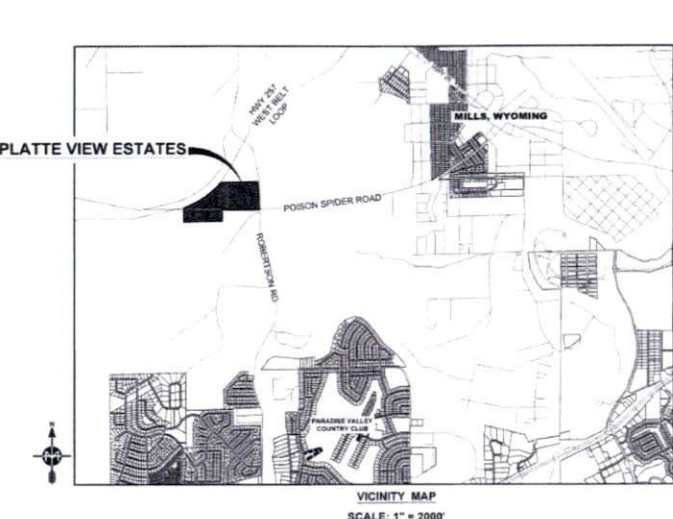
ANDREEN HUNT CONST., INC. PO BOX 1119 MILLS, WY 82604 (307) 285-1405	JOB # 18002	REV #	DATE	DESCRIPTION	BY
	DATE 08.30.18				
	DRAWN: BURT A				
	CHECKED: XXXXX				

PLATTE VIEW ESTATES

CONTOURS AND UTILITIES

PRELIMINARY

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PLAT OF
PLATTE VIEW ESTATES
AN ADDITION TO THE TOWN OF MILLS, WYOMING
A SUBDIVISION OF A PORTION OF THE S1/2 NE1/4,
SECTION 10, T33N, R80W OF THE 6th P.M.
NATRONA COUNTY, WYOMING
SHEET 1 OF 2

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, LISA BURRIDGE, OWNER OF PLATTE VIEW DEVELOPMENT, LLC, HEREBY CERTIFIES THAT SHE IS THE OWNER AND PROPRIETOR OF THE FOREGOING LANDS LOCATED IN AND BEING A PORTION OF THE S1/2 NE1/4, SECTION 10, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED ALSO BEING THE CENTER 1/4 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE N00°28'57"W, 451.14 FEET TO THE WESTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SW1/4NE1/4 OF SAID SECTION 10, MONUMENTED BY AN ALUMINUM CAP; THENCE N00°28'57"W, 451.14 FEET TO THE WESTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SW1/4NE1/4 OF SAID SECTION 10, MONUMENTED BY AN ALUMINUM CAP; THENCE ALONG THE NORTHWESTERLY CORNER OF SAID PARCEL AND LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 257; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 257 ON THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 28°13'41", WITH A RADIUS OF 3140.00 FEET, AN ARC LENGTH OF 1801.80 FEET, AND A CHORD BEARING N55°10'18"E, A DISTANCE OF 1584.48 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SW1/4NE1/4 OF SECTION 10; THENCE ALONG SAID NORTHERLY LINE OF THE SW1/4NE1/4 OF SECTION 10, N88°41'24"E, 8.63 FEET TO THE NE 1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE ALONG THE NORTHERLY LINE OF THE SE1/4NE1/4 OF SAID SECTION 10, N88°37'35"E, 1243.96 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSON ROAD AS DESCRIBED BY INSTRUMENT NO. 958966 OF THE NATRONA COUNTY, WYOMING RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSON ROAD ON THE ARC OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 05°37'25", WITH A RADIUS OF 5950.00 FEET, AN ARC LENGTH OF 584.00 FEET, AND A CHORD BEARING S03°20'48"E, A DISTANCE OF 583.77 FEET TO AN ALUMINUM CAP; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROBERTSON ROAD, S03°20'48"E, 296.90 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHERLY EASEMENT LINE OF POISON SPIDER LANE; THENCE ALONG SAID NORTHERLY EASEMENT LINE OF POISON SPIDER LANE, N87°12'02"E, 9.85 FEET TO A WYDOT RIGHT-OF-WAY MONUMENT AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE ROBERTSON ROAD AS DESCRIBED BY THE RECORD OF SURVEY PLAT RECORDED AS INSTRUMENT NO. 896458 OF THE NATRONA COUNTY, WYOMING RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE 80 FOOT WIDE ROBERTSON ROAD, S00°34'04"E, 80.06 FEET TO A WYDOT RIGHT-OF-WAY MONUMENT AT THE INTERSECTION WITH THE SOUTHERLY EASEMENT LINE OF SAID POISON SPIDER LANE; THENCE ALONG SAID SOUTHERLY EASEMENT LINE OF POISON SPIDER LANE, S87°12'02"W, 144.16 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP, STAMPED W.L.O., L.S. 548; THENCE CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE OF POISON SPIDER LANE, S88°48'45"W, 1136.75 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SE1/4NE1/4 OF SECTION 10; THENCE ALONG SAID WESTERLY LINE OF THE SE1/4NE1/4 OF SECTION 10, S00°37'59"E, 381.37 FEET TO THE CE 1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A GLO BRASS CAP; THENCE S88°29'36"W, 1320.54 FEET ALONG THE SOUTHERLY LINE OF SAID SW1/4NE1/4 OF SECTION 10 TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 52.18 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES OF RECORD.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA)

I, AARON L. MONEY, A PROFESSIONAL LAND SURVEYOR, WYOMING LICENSE NO. 14858, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JULY AND AUGUST, 2018, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL PERIMETER CORNERS ARE WELL AND ACCURATELY MONUMENTED AS SHOWN HEREON AS OF THE DATE OF THIS PLAT.



STATE OF WYOMING)
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL



Monica Money
NOTARY PUBLIC
April 27, 2021
MY COMMISSION EXPIRES

AS APPEARS ON THIS PLAT, THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR, THE NAME OF SAID PLAT SHALL BE KNOWN AS "PLATTE VIEW ESTATES" AN ADDITION TO THE TOWN OF MILLS, WYOMING. THE OWNER AND PROPRIETOR HEREBY DEDICATES TO THE PUBLIC AND THE TOWN OF MILLS, WYOMING ALL STREETS AS SHOWN HEREON THAT ALL UTILITY EASEMENTS AS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE TOWN OF MILLS AND ITS LICENSEES FOR THE PURPOSE OF INSTALLING, LOCATING, CONSTRUCTING, USING, AND MAINTAINING CONDUITS, LINES, WIRES, PIPES, AND ANY OTHER FORMS OR TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER THAT ARE UTILIZED BY THE PUBLIC, ANY AND ALL OF THEM, UNDER, OVER, ALONG, AND ACROSS THE AREAS DELINEATED AS UTILITY EASEMENT AS SHOWN ON THIS PLAT. THAT TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF MILLS FOR OPEN AREA, STORAGE WATER DETENTION, AND OPERATION OF A SEWAGE LIFT STATION THAT SAID OWNER AND PROPRIETOR HEREBY WAIVES AND RELINQUISHES ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

EXECUTED, THIS 8th DAY OF November 2018.

BY: *Lisa Burridge*
LISA BURRIDGE, OWNER OF PLATTE VIEW DEVELOPMENT, LLC

STATE OF WYOMING)
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL



Tristie A. Ross
NOTARY PUBLIC
July 26, 2021
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING BY ORDINANCE NO. 720 DULY PASSED, ADOPTED, AND APPROVED ON THIS 24th DAY OF October 2018.

Mayor
MAYOR

Attest City Clerk
Attest CITY CLERK

INSPECTED AND APPROVED ON THIS 16th DAY OF November 2018.

M. Webb
TOWN ENGINEER



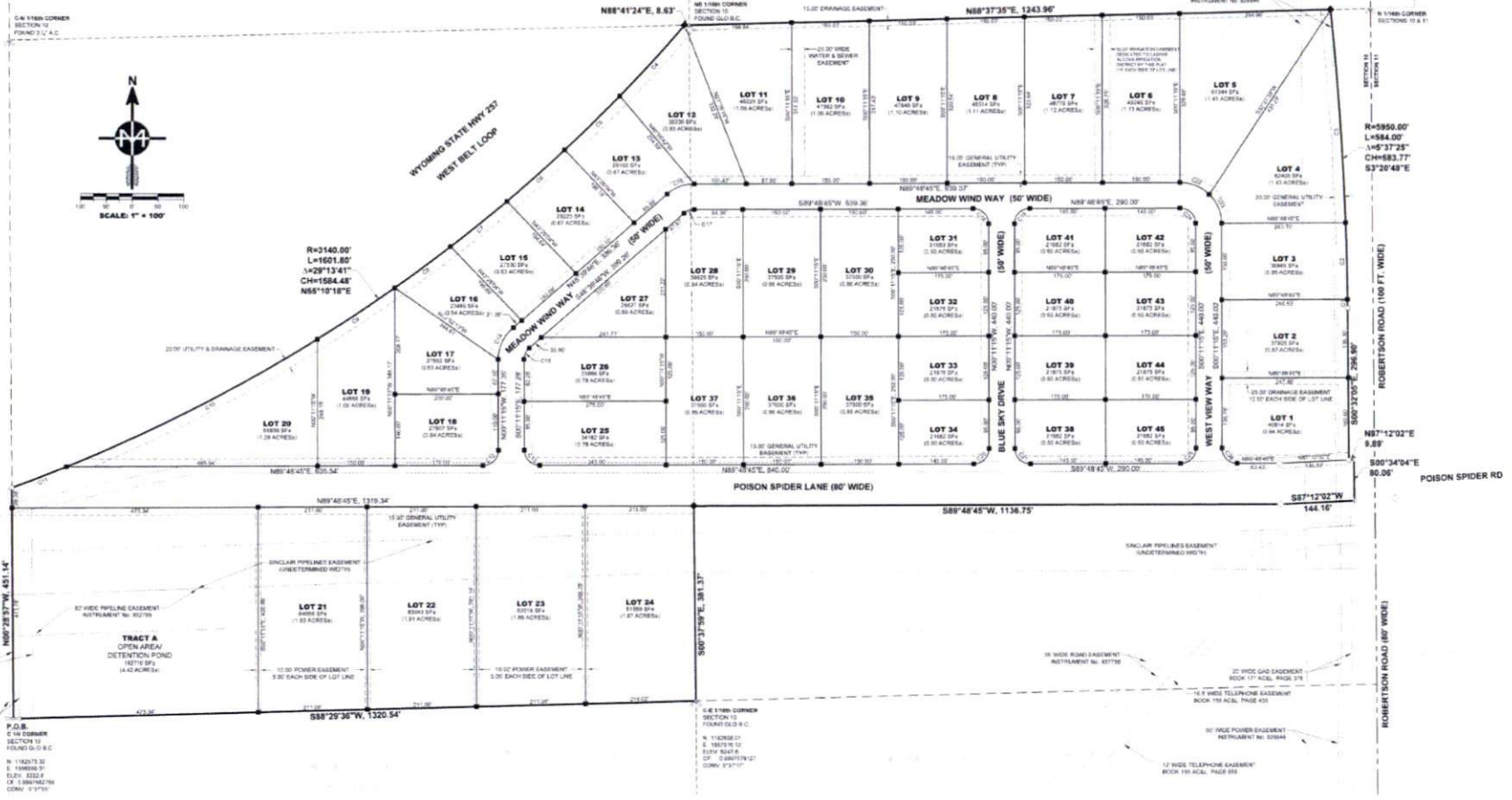
Money LAND SURVEYING
Money Land Surveying, LLC
340 W. B St., Suite 204
Casper, WY 82601
Phone: 307-377-2727

PREPARED FOR:
PLATTE VIEW DEVELOPMENT, LLC
LISA BURRIDGE, OWNER
421 S. CENTER
CASPER, WY 82601

NOTES

- BEARINGS AND COORDINATES ARE BASED ON THE CITY OF CASPER GIS DATUM (WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD 1983) ELEVATIONS ARE NAVD83 AND NOT TO BE USED AS BENCHMARKS
- DISTANCES ARE GROUND U.S. SURVEY FOOT (GROUND SCALE FACTOR = 1.000248580)
- ERROR IN CLOSURE EXCEEDS 1"=100.00'

11/26/2018 9:20:37 AM NATRONA COUNTY CLERK
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 1056332



R=3950.00'
 L=484.00'
 A=6°37'23"
 CH=583.77'
 S3°20'48"E

R=3140.00'
 L=1601.80'
 A=29°13'41"
 CH=1504.48'
 N65°10'18"E

N67°12'02"E
 9.89'

S80°24'04"E
 80.00'

S80°23'36"E, 381.13'

P.O.B.
 C & H CORNER
 SECTION 10
 T33N R80W S12E
 N 1142073.30
 E 1198850.91
 ELEV. 6224.4
 CORNER 11/17/16

C & H CORNER
 SECTION 10
 T33N R80W S12E
 N 1120856.00
 E 1180178.32
 ELEV. 6224.4
 CORNER 11/17/16

LEGEND

- FOUND 1/4 CORNER
- △ FOUND 1/2 CORNER
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- 1 FOUND HIGHWAY R.O.W. MONUMENT
- ◆ SET 20" ALUMINUM CAP, PLS 14558
- ◆ SET 30" ALUMINUM CAP, PLS 14558
- PLATTE VIEW ESTATES BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY LINES
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE

PLAT OF
PLATTE VIEW ESTATES
 AN ADDITION TO THE TOWN OF MILLS, WYOMING
 A SUBDIVISION OF A PORTION OF THE S1/2 NE1/4,
 SECTION 10, T33N, R80W OF THE 6th P.M.
 NATRONA COUNTY, WYOMING

MONEY LAND SURVEYING
 Money Land Surveying, LLC
 340 W. B St., Suite 204
 Casper, WY 82601
 Phone: 307-377-2727

PREPARED FOR:
 PLATTE VIEW DEVELOPMENT, LLC
 LISA BURRIDGE, OWNER
 421 S. CENTER
 CASPER, WY 82601



704 Fourth Street
P.O. Box 789
Mills, Wyoming 82644
Phone: 307-234-6679
Fax: 307-234-6528

MEMORANDUM

Date: 17 September 2018

To: Mills Town Council

From: Scott S. Radden
Town Planner

Subject: Annexation of Platte View Estates – 26 September 2018 Town Council Meeting

Background: In July 2018, Lisa Burridge, owner of Platte View Development, LLC submitted a petition to annex a parcel of land located in and being a portion of the S1/2NE1/4, Section 10, Township 33 North, Range 80 West, 6th Principal Meridian, Natrona County, Wyoming. The property is currently in Natrona County and is zoned Urban Agriculture. The property is surrounded by Urban Agriculture zoning districts on the north, east and south sides with the West Belt Loop on the west side. The subdivision is approximately 52.2 acres and directly adjacent to the west boundary of Mills at the intersection of Robertson Road and Poison Spider Rd. and is within the Town of Mills growth boundary. It is comprised of 45 residential lots, ranging from .5 acres to 1.9 acres along with Tract A, a 4.42-acre parcel that will be maintained as open area/ detention pond.

Annexation Notification:

Per notification of the annexation was sent by certified mail to Utility Providers, Natrona County Road & Bridge and Land Owners on 23 August 2018. No comments were received as of writing this report.

Platte View Estates Plat: The Platte View Estates plat was provided to Staff and Utility Providers on 13 August 2018. No comments were received from Utility Providers as of writing this report.

Paul Svenson, P.L.S, CFeds provided feedback, concerning the plat, to Money Surveying on 21 August 2018. All required modifications were made, and revisions are shown on the plat provided.

Comments concerning infrastructure, drainage and emergency exits were made by staff. Prior to signing a Subdivision Agreement, the Owner must provide all proposed water, sanitary sewer and storm sewer distribution and collection plans for the site which must be approved by the Town Engineer.

Annexation Procedure:

The proposed annexation is required by Wyoming State Statute to proceed according to the following:

- Town received a signed and notarized Annexation Petition containing a legal description and map of the subject property. *The Town received the Petition on 26 July 2018.*
- After verification by the Town that the Petition is complete, the Town Council adopted Resolution 2018-61 certifying compliance with Wyoming Statute on 30 August 2018.
- A Plat of the area to be annexed has been prepared and presented to the Planning and Zoning Commission for a recommendation to the Town Council. The Planning and Zoning Commission met on 6 September 2018 and forwarded a “do pass” recommendation to the Town Council.
- A public hearing is conducted after required public notification is given and an annexation report is prepared. Public notices have been given, the annexation report has been prepared and the public hearing is scheduled for 26 August 2018.
- Ordinance 720 is submitted for your review and motion.