

Zero Road Industrial Annexation

2021 ANNEXATION REPORT

July 2021

PREPARED BY:

CITY OF MILLS

PURPOSE

This report is an analysis of the cost of providing services to the owners of the property described as the Zero Road Industrial Annexation. The report will provide estimates of the costs to the City of Mills and to the owners of the property being annexed for these services.

The City of Mills Council has petitioned to annex the roads and properties within the boundaries of North Robertson Road to the west, Zero Road to the north and the West Belt Loop on the east side. Most of the area has water services provided by the City of Mills, with sewer service coming into the area from the northeast.

BACKGROUND INFORMATION / DESCRIPTION OF AREA

In addition to portions of North Robertson Road, and Zero Road, and all of Cameron Road, JC Road and Chapman Place, the City has also petitioned to annex forty-one (41) properties per W.S. 15-1-404, currently in Natrona County but included within the Mills Growth Boundary. If the City annexes the portion of roads, as previously described, along with major property owners at the western most boundary, the included properties would be surrounded by the City of Mills by more than seventy-five percent. Per W.S. 15-1-406 (b)- (d):

(b) If more than fifty percent (50%) of the landowners, or if a landowner or landowners owning more than fifty percent (50%) of the area to be annexed file written objections with the clerk of the annexing municipality within twenty (20) business days after the hearing under W.S. 15 1 405(a) no further action under W.S. 15 1 404 may be taken on any area within the proposed annexation within two (2) years.

(c) If seventy-five percent (75%) or more of the perimeter of the area to be annexed is contiguous to the corporate limits of the annexing city or town, the provisions of subsection (b) of this section do not apply.

(d) 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. “No annexation under W.S. 15-1-404 shall create an area which is situated entirely within the boundaries of the city or City but is not annexed.”

Therefore, the City, per State Statutes, is including the additional properties (see Exhibit “A” – Zero Road Industrial Park Annexation Plat- 2021).

The boundary of the proposed annexation areas are as follows:

The City of Mills, Natrona County, Wyoming, acting through its Mayor, hereby certifies that the foregoing lands located in and being portions of Sections 2 and 3, Township 33 North, Range 80 West, and portions of Sections 34 and 35, Township 34 North, Range 80 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 westerly line of the Parcel being described and the southwesterly corner of Lot 7, Zero Road Industrial Park and the CE 1/16 corner of Section 3, Township 33 North, Range 80 West; thence from said Point of Beginning and along the westerly line of the Parcel being described and the westerly line of said Zero Road Industrial Park and the westerly line of the SE1/4NE1/4, and Lot 1, said Section 3, N1°44'16"W, 2596.35 feet to the northwesterly corner of

said Lot 1, Section 3; thence continuing along the westerly line of the Parcel being described and along the westerly line of the SE1/4SE1/4, Section 34, Township 34 North, Range 80 West, N0°40'26"E, 32.48 feet to the northwesterly corner of the Parcel being described and a point in and intersection with the northerly right of way line of Zero Road; thence along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road, N88°55'06"E, 1307.52 feet to a point in and intersection with the easterly line of said Section 34; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road and into Section 35, Township 34 North, Range 80 West, N89°00'53"E, 1994.08 feet to the beginning of a curve; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road and along the arc of a true curve to the left and having a radius of 349.92 feet, and the long chord of which bears N63°16'01"E, 304.04 feet, through a central angle of 51°29'58", 314.52 feet to a point of intersection with a tangent line; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road, N37°31'00"E, 53.45 feet to a point in and intersection with the southerly right of way line of U.S. Highways 20-26 and being the beginning of a non-tangential curve; thence along the northeasterly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26 and along the arc of a true curve to the right and having a radius of 22812.78 feet, and the long chord of which bears S52°45'50"E, 205.22 feet, through a central angle of 0°30'56", 205.22 feet to a point of intersection with a non-tangential line; thence continuing along the northeasterly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, S52°35'35"E, 128.73 feet to a point in and intersection with the southerly line of said Section 35; thence continuing along the northeasterly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, N88°18'15"E, 51.70 feet to a point; thence continuing along the northeasterly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, S52°35'14"E, 1529.23 feet to a point in and intersection with the northwesterly line of Mills Extension Annexation, Instrument number 1078940 and the northwesterly right of way line of West Belt Loop (Wyoming State Highway No. 257) extended; thence along the southeasterly line of the Parcel being described and the northwesterly line of said Mills Extension Annexation, Instrument number 1078940 and along the northwesterly right of way line of said West Belt Loop (Wyoming State Highway No. 257), S37°39'39"W, 603.07 feet to a point; thence continuing along the southeasterly line of the Parcel being described and the northwesterly line of said Mills Extension Annexation, Instrument number 1078940 and the northwesterly right of way line of said West Belt Loop (Wyoming State Highway No. 257), N52°09'47"W, 110.82 feet to a point; thence, S37°40'01"W, 513.76 feet to a point; thence, N52°16'37"W, 49.80 feet to a point; thence, S37°38'06"W, 392.51 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2299.46 feet, and the long chord of which bears S42°37'01"W, 397.21 feet, through a central angle of 9°54'35", 397.71 feet to a point of intersection with a non-tangential line; thence, S42°22'30"E, 30.03 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2329.46 feet, and the long chord of which bears S53°02'38"W, 444.61 feet, through a central angle of 10°57'09", 445.29 feet to a point of intersection with a non-tangential line; thence, N89°15'40"E, 38.84 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2349.45 feet, and the long chord of which bears S60°12'36"W, 205.08 feet, through a central angle of 5°00'11", 205.15 feet to a point of intersection with a non-tangential line; thence, S62°41'53"W, 1002.46 feet to the beginning of a curve; thence along the arc of a true curve to the left and having a radius of 3649.14 feet, and the long chord of which bears S45°35'04"W, 2147.46 feet, through a central angle of 34°13'27", 2179.72 feet to a point of intersection with a tangent line; thence, S28°27'57"W, 348.03 feet to a point in and intersection with the easterly right of way line of Robertson Road; thence, S34°08'38"W, 100.05 feet to a point in and intersection with the westerly right of way line of said Robertson Road and the beginning of a non-tangential curve; thence along the westerly line of the

Parcel being described and the westerly line of said Robertson Road and along the arc of a true curve to the right and having a radius of 649.85 feet, and the long chord of which bears N23°03'23"W, 704.79 feet, through a central angle of 65°40'37", 744.91 feet to a point of intersection with a non-tangential line; thence continuing along the westerly line of the Parcel being described and the westerly line of said Robertson Road, N9°47'48"E, 961.72 feet to the beginning of a non-tangential line; thence continuing along the westerly line of the Parcel being described and the westerly line of said Robertson Road and along the arc of a true curve to the left and having a radius of 4948.84 feet, and the long chord of which bears N5°03'46"E, 814.82 feet, through a central angle of 9°26'40", 815.74 feet to a point of intersection with a non-tangential line and a point in and intersection with the southerly line of said Zero Road Industrial Park and the southerly line of said SE1/4NE1/4, Section 3; thence continuing along the westerly line of the Parcel being described and the southerly line of said Zero Road Industrial Park and the southerly line of said SE1/4NE1/4, Section 3, S88°45'45"W, 579.57 feet to said Point of Beginning and containing 330.993 acres, more or less, as set forth by the plat attached and made a part hereof.

Much of the proposed annexation already has access to Mill's water and sewer service. Most of the included properties already use Mills' roads and services. Also, due to emergency service agreements with Natrona County Fire, the area is already benefiting from Mills' emergency services based on proximity. The annexation would also allow Mills police to patrol its incorporated areas and alleviate the need for the County Sheriff's Department to come into Mills in order to access properties located in Natrona County.

Per compliance with Wyoming Statute 24-2-111, Mills would be responsible for the cleaning and maintenance of storm sewers and streets designated as state highways in which the transportation commission contributes financial assistance back to the municipality for performing these duties. Overall, the annexation would benefit both the State, Natrona County and the City of Mills.

DEVELOPMENT COSTS

The total cost to annex the 331 acres of land into the City of Mills is approximately \$20,854 and is paid for by the City of Mills. The breakdown of these costs is \$18,500 for survey and drafting costs (for plat), Casper Star Tribune Advertising fee for the public hearing of approximately \$1,779. Certified mailings to all landowners for \$500 and a final recordation fee of \$75.00.

The subject properties are a mix of existing development and vacant lands. Public improvements, including streets, curbs, gutters, streetlights, and stormwater improvements existing for some areas of the proposed annexation already. However, several areas with limited or no access to public infrastructure will be required to implement a Local Assessment District. No additional expenses would be incurred by the City for improvements. All future development on private lands will be paid by the owner/ developer and will be required to build to City of Mills standards.

STATUTORY REQUIREMENTS

Wyoming Statute 15-1-402 sets specific requirements regarding the annexation process and the supporting documentation. Subsection (c) requires that an annexing municipality prepare an annexation report, which shall, at a minimum, contain:

- (i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which, as a result of the annexation, will then be brought

- within one-half (1/2) mile of the new corporate limits of the City, if it has exercised the authority granted under W.S. 15-3-202(b)(ii); ***(See appendix for legal description & map).***
- (ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation; ***(No publicly funded infrastructure improvements are required within the boundaries of the area being annexed).***
 - (iii) A list of basic and other services customarily available to residents of the City or City and a timetable when those services will reasonably be available to the area proposed to be annexed; ***(See individual City Department or Division sections below. The City will work with property owners to provide services determined on accessibility and future improvement).***
 - (iv) A projected annual fee or service cost for services described in paragraph (iii) of this subsection; ***(The City can provide services without additional staff, equipment or publicly-funded facility expansion).***
 - (v) The current and projected property tax mill levies imposed by the municipality; and, ***(Property tax mill levies are projected for the included properties – The State-owned right-of-way property, as well as Natrona County and municipal rights-of-way and property is exempt from taxation).***
 - (vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation. ***(There are no publicly funded infrastructure improvements required within the existing boundaries of the city to accommodate this annexation.)***

COMPLIANCE WITH W.S. 15-1-402.

The annexation of the Mills Extension Annexation meets the requirements of W.S. §15-1-402 for the following reasons:

- 1. The annexation of the area is for the protection of health, safety, and welfare of the persons residing in the area and in the city. Many of the proposed annexation lots have public utilities or are adjacent to, water and sanitary sewer services.
- 2. The urban development of the area will constitute a natural, geographical, economical, and social part of the City because the area is adjacent to properties currently located within the City limits of Mills. The area is not isolated by any natural or man-made features and is a natural extension of the city limits. All proposed annexation areas are within the Mills Growth Boundary.
- 3. The annexation of the area is a logical and feasible addition to the City and basic and other services customarily available to the residents of the City are currently available on the property. The area can be serviced without the need for additional City-funded infrastructure such as water trunk lines, booster stations, or storage tanks.
- 4. The City of Mills will not have to expend capital dollars on emergency response or public works equipment, nor hire additional personnel to serve this area. The Public Works Supervisor, Police Chief and Fire Chief all stated that no addition equipment or employees will be needed for the proposed annexation.
- 5. The annexation of the area is contiguous with and adjacent to the city limits. The proposed annexation area is adjacent to existing boundaries.

6. The city does not operate its own electric utility. Rocky Mountain Power Company will provide electric service for the area, as they do for other areas in and around the City of Mills.
7. All of the conditions required and set forth in Wyoming State Statute 15-1-402(c) exist and the required procedures for the annexation of the area have been met. This annexation report was prepared pursuant to Wyoming State Statute 15-1-402(c) and will be disseminated to affected landowners and utility companies according to Wyoming Law.
8. The time and place for the public hearing to determine whether the proposed annexation complies with Wyoming State Statute 15-1-402 shall be published in the Casper Star Tribune twice; a minimum of 15-days prior to the final public hearing, and notice will be given as provided by Wyoming State Statute 15-1-405.

SERVICES TO BE PROVIDED BY THE CITY OF MILLS AND ESTIMATED COSTS.

Properties located within the City of Mills benefit from all the programs and services of local government. For purposes of this report, the City Departments that provide direct, basic services to property have been surveyed to gain a tangible measure of service costs. No additional costs to service the properties are anticipated at this time.

PUBLIC SAFETY (POLICE AND FIRE):

The Mills Police and Fire Departments will provide law enforcement and fire/EMS services, which consist of answering calls for service, patrolling and responding to emergencies. Annexation of the portions of North Robertson Road and Zero Road will allow the Mills Police Department to patrol, enforce and assist motorists more effectively on those roads. The Mills Police and Fire Departments will not have to make any Departmental changes in terms of personnel, equipment or vehicles that involve additional costs associated with this annexation. Police and Fire services are currently provided to most of the proposed annexation area in terms of a joint agreement with the County. Police and Fire Department service will be available immediately upon the completion of the annexation of the area.

PUBLIC WORKS (STREETS):

The proposed annexation includes portions of WYDOT and Natrona County roadways. The City of Mills is planning on taking ownership of the Natrona County owned roads. The Public Works Department will not incur additional capital costs and will not need to hire additional personnel or purchase additional equipment to service this area as a result of this annexation.

PUBLIC WORKS (WATER AND SEWER):

Mills water services are currently available off of North Robertson Road, Zero Road, JC Rd, and Chapman Road. Sewer service is currently available off of Chapman Road. The City will not incur any additional capital costs associated with providing water and sewer service to the area. If sewer services are requested by property owners, services will be provided through improvement assessments on property taxes by the City of Mills.

Commercial customers will see a reduction in water and sewer rates if they are currently on Mills Commercial (Outside City Limits):

Water Rates:

Mills Residential : \$8.55 first 1,500 gallons, \$2.52 each additional 1,000 gallons.

Mills Commercial: \$12.84 first 2,500 gallons, \$3.78 each additional 1,000 gallons.

Residential (Outside City Limits Outside City Limits +\$4 Admin Fee): \$12.84 first 1,500 gallons, \$3.78 each additional 1,000 gals.

Commercial (Outside City Limits +\$4 Admin Fee): \$18.35 first 2,500 gallons, \$5.67 each additional 1,000 gals.

Sanitary Sewer Rates:

Mills Residential : \$18.20, Flat Rate.

Mills Commercial: \$24.15 first 3,000 gallons, \$2.05 each additional 1,000 gallons.

Residential (Outside City Limits Outside City Limits): \$27.30.

Commercial (Outside City Limits): \$36.23 first 3,000 gallons, \$3.08 each additional 1,000 gals.

PUBLIC WORKS (SANITATION):

The Sanitation Division provides weekly garbage collection and disposal services. All commercial properties will have the option to purchase their own 3-yard dumpster for Mill’s sanitation service. Sanitation service will be available immediately upon the completion of the annexation of the area (pending accessibility).

Garbage Rates:

Residential:	\$16.50	95 Gallon Can
Commercial:	\$17.00	95 Gallon Can
Commercial:	\$51.00	300 Gallon Can
Commercial:	\$51.00	2 Yard Bin Once
Plus 10%	\$56.10	A Week
Commercial:	\$70.00	3 Yard Bin Once A Week
Plus 10%	\$77.00	Base/Times # Of Pickups
Commercial:	\$210.00	3 Yard Bin 3 Time A Week
		Base/Times 3 Per Week

Once 4 Yard: \$93.33 4 Yard Bin Once

PUBLIC WORKS (PARKS):

There will not be any new parks associated with the annexation of this property at the present time. Therefore, there will be no additional cost to the City’s Park Department for improvements, maintenance or upkeep proposed by this annexation.

PLANNING, BUILDING AND CODE ENFORCEMENT:

Planning and code enforcement provide services related to the inspection of structures as they are constructed, response to citizen complaints regarding violations of the Municipal Zoning Code, permitting and licensing contractors, and future land-use planning for the area. No changes will be necessary in the planning or code enforcement activities of the city that will involve any actual additional costs as a result of the annexation of the area. The current staffing level and equipment are adequate to absorb the workload. Any future development or replatting will require owners to pay application or permit fees. The fee would cover the cost of planning or building services for this area.

Current (county) zoning designations for the proposed annexation properties is listed in the 2021 Zero Road Industrial Park Annexation Owners list (attached). Proposed Mills Zoning Districts for the properties are also listed on the same list. Current property owners can petition the City to adjust their zoning districts during the annexation process. However, the city does not want to encourage “spot zoning” where certain zoning designations are surrounded by another zoning district. Also, the City of Mills must conform to the approved 2017 Future Land Use Plan as much as possible.

ENGINEERING:

There will be no significant cost increase in the engineering activities of the city because of the annexation of the area. Existing roads surround the proposed annexation area and infrastructure is already in place for the existing businesses. If future development is proposed, costs shall be responsibility of the developer. Engineering services will be available immediately upon the completion of the annexation although expected to be in a very limited capacity.

SOURCES OF REVENUE

The City’s services to properties are funded through a number of sources. As indicated above, the enterprise fund services (water/sewer and sanitation) are paid by the actual user fees collected. The remaining City services to properties, which are paid out of the general fund, are supported in part by property taxes, as well as mineral/other taxes, and licenses/fees. The largest sources of general fund revenue for the City are mineral taxes (30%), and franchise fees (20%). Property taxes (15%) account for only a relatively minor portion of general fund revenue. It is generally accepted that given the current tax structure, residential properties do not generate sufficient property taxes to offset the expense to provide them with City services; whereas commercial properties typically generate higher property taxes, as well as sales taxes, to cover the cost of City services more adequately.

County land generates property tax at a rate of 65.1 mills, with none of the monies collected being paid to the City. When an area is annexed to the city, the mill levy changes to 72.9 mills. Of this, the City receives 8 mills, or 11% of the total property tax collected. The largest benefactor of property tax revenue is the School District, which receives 32.5 mills, or approximately 44% of the property tax collected.

CONCLUSION

The developed properties being annexed will receive services that other similar properties within the City receive once they are annexed. The city can provide these services without additional staff, equipment or publicly-funded facility expansion. Current revenue sources available to the City are sufficient to cover most of the expenses related to providing City services to the proposed Zero Road Industrial Park Annexation. For those properties in which improvements may be required to provide more services, the City of Mills will work with property owners in order to determine the best solutions in terms of functionality and affordability.

Certified Letters including an Annexation Report Summary, the Advertisement for Public Hearing, a Map identifying their parcels with a parcel number and an ownership table listing ownership information, legal description, current (Natrona County) zoning and proposed zoning will be sent to Owners based on the most current available Natrona County Assessor’s data.

APPENDIX

1. PLAT OF ZERO ROAD INDUSTRIAL ANNEXATION.
2. MAP – PROPOSED ANNEXATION ZERORDINDPARK_2021
AND TABLE- ANNEXATION OWNERS_2021 EXHIBIT “B”
3. UTILITY PROVIDER & AGENCY CONTACT LIST

**AN ANNEXATION PLAT OF
"ZERO ROAD INDUSTRIAL ANNEXATION"
BEING
ZERO ROAD INDUSTRIAL PARK, O'QUINN SUBDIVISION,
SECTION 2, SECTION 3, TOWNSHIP 33 NORTH, RANGE 80 WEST,
SECTION 34, SECTION 35, TOWNSHIP 34 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING
PAGE 1 OF 1**

CERTIFICATE OF ANNEXATION AND DEDICATION

The City of Mills, Natrona County, Wyoming, acting through its Mayor, hereby certifies that the foregoing lands located in and being portions of Sections 2 and 3, Township 33 North, Range 80 West, and portions of Sections 34 and 35, Township 34 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

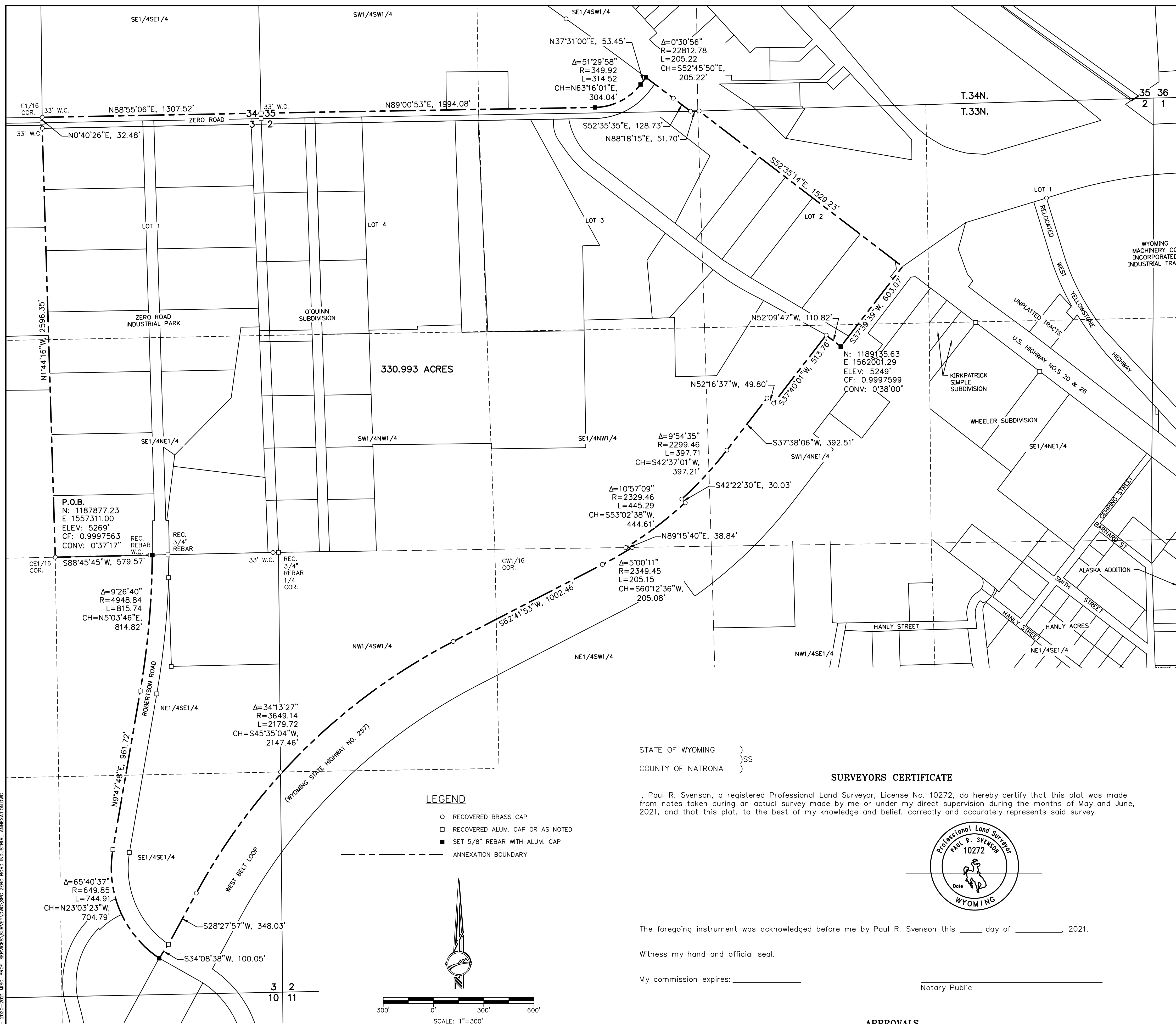
Beginning at a point on the westerly line of the Parcel being described and the southwest corner of Lot 7, Zero Road Industrial Park and the CE 1/16 corner of Section 3, Township 33 North, Range 80 West; thence from said Point of Beginning along the westerly line of the Parcel being described and the westerly line of said Zero Road Industrial Park and the westerly line of the SE1/4NE1/4, and Lot 1, said Section 3, N1°44'16"W, 2596.35 feet to the northwesterly corner of said Lot 1, Section 3; thence continuing along the westerly line of the Parcel being described and along the westerly line of the SE1/4SE1/4, Section 34, Township 34 North, Range 80 West, N0°40'26"E, 32.48 feet to the northwesterly corner of the Parcel being described and a point in and intersection with the northerly right of way line of Zero Road; thence along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road, N88°55'06"E, 1307.52 feet to a point in and intersection with the easterly line of said Section 34; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road and into Section 35, Township 34 North, Range 80 West, N89°00'53"E, 1994.08 feet to the beginning of a curve; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road and along the arc of a true curve to the left and having a radius of 349.92 feet, and the long chord of which bears N63°16'01"E, 304.04 feet, through a central angle of 51°29'58", 314.52 feet to a point of intersection with a tangent line; thence continuing along the northerly line of the Parcel being described and the northerly right of way line of said Zero Road, N37°31'00"E, 53.45 feet to a point in and intersection with the southerly right of way line of U.S. Highways 20-26 and being the beginning of a non-tangential curve; thence along the northerly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26 and along the arc of a true curve to the right and having a radius of 22812.78 feet, and the long chord of which bears S52°45'50"E, 205.22 feet, through a central angle of 0°30'56", 205.22 feet to a point of intersection with a non-tangential line; thence continuing along the northerly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, S52°35'35"E, 128.73 feet to a point in and intersection with the southerly line of said Section 35; thence continuing along the northerly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, N88°18'15"E, 51.70 feet to a point; thence continuing along the northerly line of the Parcel being described and the southerly right of way line of said U.S. Highways 20-26, S52°35'14"E, 1529.23 feet to a point in and intersection with the northwesterly line of Mills Extension Annexation, Instrument number 1078940 and the northwesterly right of way line of West Belt Loop (Wyoming State Highway No. 257) extended; thence along the southeasterly line of the Parcel being described and the northwesterly line of said Mills Extension Annexation, Instrument number 1078940 and along the northwesterly right of way line of said West Belt Loop (Wyoming State Highway No. 257), S37°39'39"W, 603.07 feet to a point; thence continuing along the southeasterly line of the Parcel being described and the northwesterly line of said Mills Extension Annexation, Instrument number 1078940 and the northwesterly right of way line of said West Belt Loop (Wyoming State Highway No. 257), N52°09'47"W, 110.82 feet to a point; thence, S37°40'01"W, 513.76 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2299.46 feet, and the long chord of which bears S42°37'01"W, 397.21 feet, through a central angle of 9°54'35", 397.71 feet to a point of intersection with a non-tangential line; thence, S42°22'30"E, 30.03 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2329.46 feet, and the long chord of which bears S53°02'38"W, 444.61 feet, through a central angle of 10°57'09", 445.29 feet to a point of intersection with a non-tangential line; thence, N89°15'40"E, 38.84 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 2349.45 feet, and the long chord of which bears S60°12'36"W, 205.08 feet, through a central angle of 5°00'11", 205.15 feet to a point of intersection with a non-tangential line; thence, S62°41'53"W, 1002.46 feet to the beginning of a curve; thence along the arc of a true curve to the left and having a radius of 3649.14 feet, and the long chord of which bears S45°35'04"W, 2147.46 feet, through a central angle of 34°13'27", 2179.72 feet to a point of intersection with a tangent line; thence, S28°27'57"W, 348.03 feet to a point in and intersection with the easterly right of way line of Robertson Road; thence, S34°08'38"W, 100.05 feet to a point in and intersection with the westerly right of way line of said Robertson Road and the beginning of a non-tangential curve; thence along the westerly line of the Parcel being described and the westerly line of said Robertson Road and along the arc of a true curve to the right and having a radius of 649.85 feet, and the long chord of which bears N23°03'23"W, 704.79 feet, through a central angle of 65°40'37", 744.91 feet to a point of intersection with a non-tangential line; thence continuing along the westerly line of the Parcel being described and the westerly line of said Robertson Road, N9°47'48"E, 961.72 feet to the beginning of a non-tangential curve; thence continuing along the westerly line of the Parcel being described and the westerly line of said Robertson Road and along the arc of a true curve to the left and having a radius of 4948.84 feet, and the long chord of which bears N5°03'46"E, 814.82 feet, through a central angle of 9°26'40", 815.74 feet to a point of intersection with a non-tangential line and a point in and intersection with the southerly line of said Zero Road Industrial Park and the southerly line of said SE1/4NE1/4, Section 3; thence continuing along the westerly line of the Parcel being described and the southerly line of said Zero Road Industrial Park and the southerly line of said SE1/4NE1/4, Section 3, S88°45'45"W, 579.57 feet to said Point of Beginning and containing 330.993 acres, more or less, as set forth by the plat attached and made a part hereof.

The lands as appears on this Plat was duly annexed into the corporate boundaries of the City of Mills, Natrona County, Wyoming pursuant to the land owners petition under the provisions of Section 15-1-401 et. seq. of the Wyoming State Statutes, 1977, as amended and after Notice and Public Hearing, City Ordinance Number _____, was passed and adopted on final reading on the _____ day of _____, 2021 accordingly the lands described is annexed to the City of Mills. The annexation as named above and the streets as shown on the Plat are hereby dedicated as public streets of the City of Mills, Wyoming.

Dated this _____ day of _____, 2021.

CITY OF MILLS, WYOMING

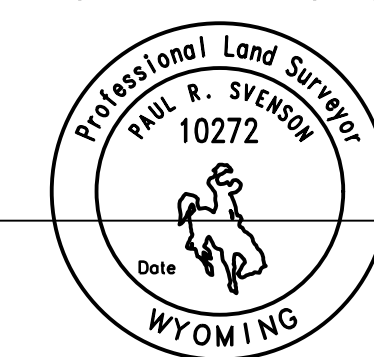
Attest: _____
City Clerk Mayor, City of Mills, Wyoming



STATE OF WYOMING)
COUNTY OF NATRONA)SS

SURVEYORS CERTIFICATE

I, Paul R. Svenson, a registered Professional Land Surveyor, License No. 10272, 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 months of May and June, 2021, and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



The foregoing instrument was acknowledged before me by Paul R. Svenson this _____ day of _____, 2021.

Witness my hand and official seal.

My commission expires: _____

Notary Public

APPROVALS

Approved by City Council of The City of Mills, Wyoming this _____ day of _____, 2021.

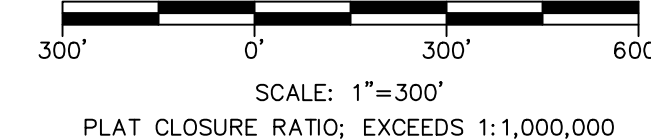
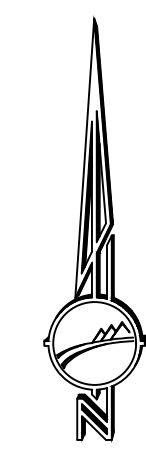
Attest: _____
City Clerk Mayor

Inspected and Approved on this _____ day of _____, 2021.

City Engineer

LEGEND

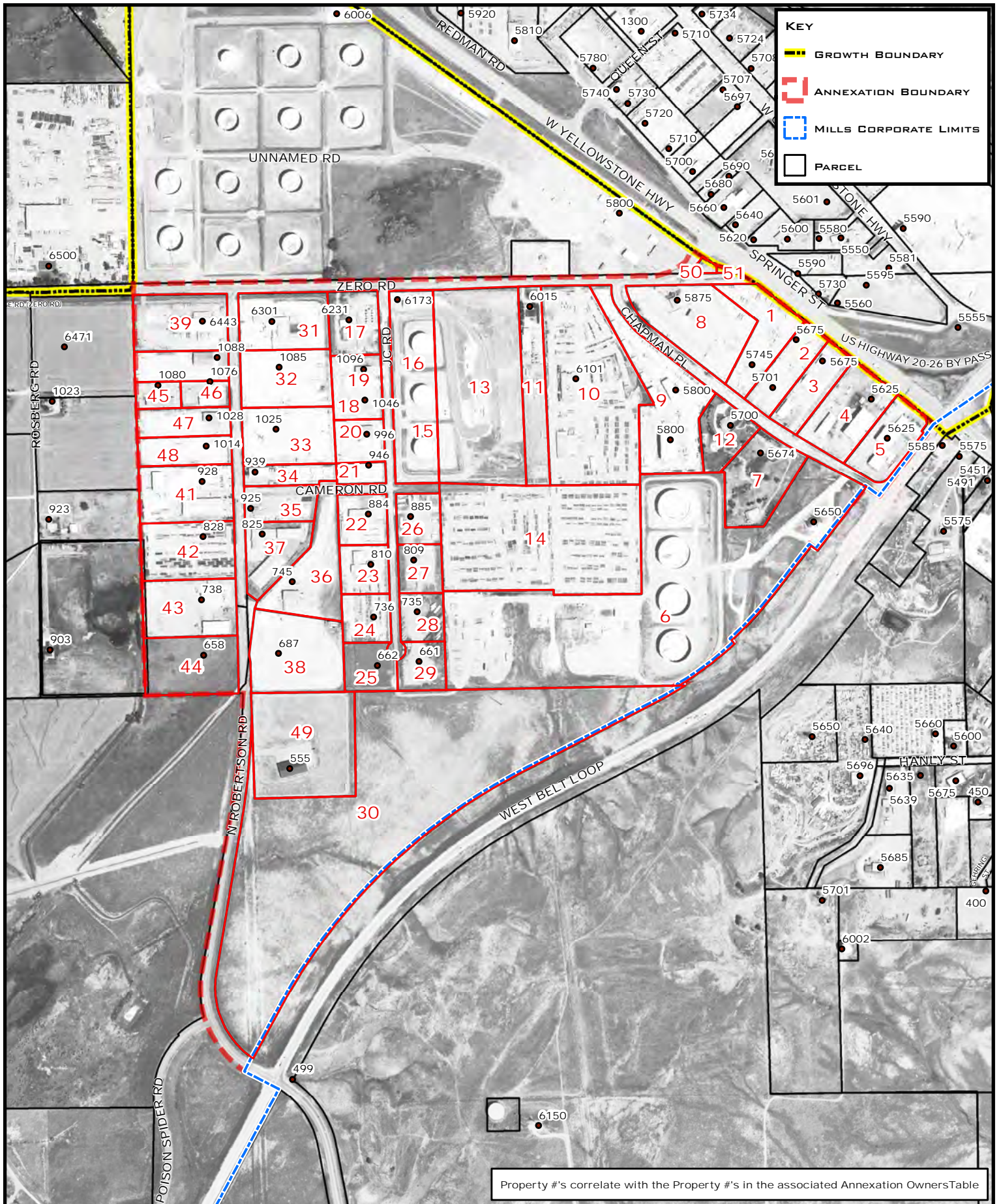
- RECOVERED BRASS CAP
- RECOVERED ALUM. CAP OR AS NOTED
- SET 5/8" REBAR WITH ALUM. CAP
- ANNEXATION BOUNDARY



DATUM:
GRID DISTANCE - US SURVEY FOOT
BASIS OF BEARING - WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD 83/2011
ELEVATIONS REFER TO NAVD88.
ELEVATIONS ARE NOT INTENDED FOR BENCH MARK REFERENCES.

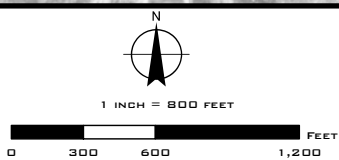


ENGINEERING • SURVEYING
200 PRONGHORN, CASPER, WY. 82601
W.O. NO. 17089-06 DATE: 06-24-21 FILE NAME: SPC ZERO ROAD INDUSTRIAL ANNEXATION



MILLS, WYOMING
PROPOSED ANNEXATION AREA

SOURCE(S): 2021 GIS DATA (NGRC) AND WLC; 2020 ARIAL IMAGERY
 DATE: 2021.7.9 ; BY: SSR;
 THIS DOCUMENT CONTAINS INFORMATION PREPARED BY OTHERS. WLC HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. WLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS, AND WLC CAN NOT AND DOES NOT WARRANT THEIR ACCURACY. ANY USER OF THIS INFORMATION AGREES TO WAIVE ALL CLAIMS AGAINST WLC ARISING FROM THE SERVICES PERFORMED BY WLC.



ZERO ROAD INDUSTRIAL PARK ANNEXATION OWNERS

PROPERTY #	GEOCODE	OWNER	MAIL ADDRESS	CITY/ ST/ ZIP	LEGAL	CURRENT ZONING	PROPOSED ZONING	ACRES
1	33800210000300	MITCHELL LAND & IMPROVEMENT CO	5375 E 2ND ST, STE 200	LONG BEACH,CA 90803-	PT NW NE: PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.50
2	33800210000400	M-I LLC, ATTN: DUFF& PHELPS LLC	919 CONGRESS AVE STE 1450	AUSTIN,TX 78701-	PT LOT 2: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.79
3	33800210000500	M - I DRILLING FLUIDS COMPANY, ATTN: DUFF& PHELPS LLC	919 CONGRESS AVE STE 1450	AUSTIN,TX 78701-	PT W1/2 NE: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.80
4	33800210000600	CERCY INVESTMENTS LLC	BOX 2886	CASPER,WY 82602-	PT LOT 2: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.36
5	33800210000700	CERCY INVESTMENTS LLC	BOX 2886	CASPER,WY 82602-	PT W 1/2 NE: 2-33-80 4.00 (32,683 SQ FT TO HWY) - .75	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.25
6	33800210002300	SINCLAIR TRANSPORTATION CO, ATTN: TAX DEPT	BOX 30825	SALT LAKE CITY,UT 84130-0825	PT LOT 2: PT LOT 3: PT S 1/2 NW: PT SW NE: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	43.84
7	33800210002400	TIMOTHY WAYNE GARRIOTT SR LIVING TRUST	BOX 443	CASPER,WY 82602-0443	PT LOT 2: PT LOT 3: PT SW NE: PT SE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.93
8	33800220000100	MITCHELL LAND & IMPROVEMENT CO	5375 E 2ND ST, STE 200	LONG BEACH,CA 90803-	PT NW NE: PT NE NW: 2-33-80 LESS TO HWY -.027	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	7.42
9	33800220000200	C & S PROPERTIES LLC	BOX 2886	CASPER,WY 82602-	PT NW NE: PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.03
10	33800220000300	VARCO LP, C/O INDUSTRIAL VALUATION SERVICES	1500 S DAIRY ASHFORD RD, STE 190	HOUSTON,TX 77077-	PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	14.47
11	33800220000400	MICHAEL A & SONJA R CUTRIGHT LIVING TRUST	6015 ZERO RD	CASPER,WY 82604-	PT N1/2 NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.17
12	33800220000500	TIMOTHY WAYNE GARRIOTT SR	BOX 443	CASPER,WY 82602-	PT LOT 2 & 3: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.20
13	33800220000600	SINCLAIR CASPER REFINING CO	BOX 30825	SALT LAKE CITY,UT 84130-	PT LOT 4: 2-33-80 (INCL IN STATE ASSESSMENT) EXEMPT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	15.68
14	33800220000700	O'QUINN ENTERPRISES LP	113 S LINCOLN ST	CASPER,WY 82601-	PT LOT 3: PT LOT 4: PT S1/2 NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	21.35
15	33800220100100	SINCLAIR OIL CORP	BOX 60825	SALT LAKE CITY,UT 84103-0825	O'QUINN LOT 1-3 EXEMPT INCL IN STATE ASSESSMENT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.11
16	33800220100100	SINCLAIR OIL CORP	BOX 60825	SALT LAKE CITY,UT 84103-0825	O'QUINN LOT 1-3 EXEMPT INCL IN STATE ASSESSMENT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.11
17	33800220200100	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	OQUINN LOT 14	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.01
18	33800220200200	LFG INVESTMENTS LLC	4178 DARTFORD CT	CASPER,WY 82609-3874	OQUINN LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.99
19	33800220200200	LFG INVESTMENTS LLC	4178 DARTFORD CT	CASPER,WY 82609-3874	OQUINN LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.99
20	33800220200400					LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.00
21	33800220200500					LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.00
22	33800220300100	LAUFU I LLC	BOX 577	CASPER,WY 82602-	OQUINN LOT 11	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.32
23	33800220300200	LAUFU I LLC	BOX 577	CASPER,WY 82602-	OQUINN LOT 10	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.23
24	33800220300300	LAUFU I LLC	BOX 577	CASPER,WY 82602-	OQUINN LOT 9	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.21
25	33800220300400	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	O'QUINN LOT 16	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.29
26	33800220400100	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	OQUINN LOT 4	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.34
27	33800220400200	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	OQUINN LOT 5	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.00
28	33800220400300	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	OQUINN LOT 6	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.00
29	33800220400400	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	O'QUINN SIMPLE LOT 15	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.10
30	33800230000200	FT INVESTMENTS LLC	PO BOX 2671	CASPER,WY 82602-2671	PT N1/2 SW: 2-33-80 PT E1/2 SE: 3-33-80	URBAN AGRICULTURE	URBAN AGRICULTURE	51.14
31	33800310100100	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 14	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.96
32	33800310100200	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.99
33	33800310100300	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 12	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.01
34	33800310100400	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 11 N PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.79
35	33800310100500	EVOLUTION SERVICES LLC	BOX 2503	CASPER,WY 82602-	ZERO ROAD IND PK LOT 11 S PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.70
36	33800310100600	ENERGY307 LLC	BOX 2848	CASPER,WY 82602-	ZERO ROAD IND PK LOT 9	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.52
37	33800310100700	OSBORNE LEASING CO	825 N ROBERTSON RD	CASPER,WY 82604-	ZERO ROAD IND PK LOT 10	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.53
38	33800310100800	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 8	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	6.64
39	33800310200100	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PARK LOT 1	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.00
40	33800310200200	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD IND PK (RPLT) LOT 2 A	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.66
41	33800310200400	DISCOVERY SHARES LLC	BOX 581270	TULSA,OK 74158-1270	ZERO ROAD IND PK LOT 4	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
42	33800310200500	DISCOVERY SHARES LLC	BOX 581270	TULSA,OK 74158-1270	ZERO ROAD IND PK LOT 5	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
43	33800310200600	ENERGY307 LLC	6790 CASPER MOUNTAIN RD	CASPER,WY 82601-	ZERO ROAD IND PK LOT 6	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
44	33800310200700	GORMLEY FAMILY BYPASS TRUST 12/4/2007	1865 S BEVERLY ST UNIT 212	CASPER,WY 82609-3365	ZERO ROAD IND PK LOT 7 PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.99
45	33800310200800	VARCO SHAFFER INC, ATTN: L B WALKER & ASSOC INC	919 CONGRESS AVE ,SUITE 1450	AUSTIN,TX 78701-	ZERO ROAD IND PK (RPLT) LOT 2 B	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.15
46	33800310200900	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER,WY 82601-	ZERO ROAD IND PK (RPLT) LOT 2 C	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.23
47	33800310201000	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD INDUSTRIAL PARK (RPLT LOT 3) Lot 3A	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.52
48	33800310201100	ENERGY307 LLC	6790 CASPER MTN RD	CASPER,WY 82601-	ZERO ROAD INDUSTRIAL PARK (RPLT LOT 3) Lot 3B	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.52
49	33800340000100	NATRONA COUNTY FIRE PROTECTION DIST	BOX 820	MILLS,WY 82644-	NE NE SE: 3-33-80	URBAN AGRICULTURE	PUBLIC	10.01
50	34803531000100	MITCHELL LAND & IMPROVEMENT CO	5375 E 2ND ST, STE 200	LONG BEACH,CA 90803-	YELLOWSTONE BLK 2 LOT 31-35 INCL	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.13
51	34803531000200	MITCHELL LAND & IMPROVEMENT CO	5375 E 2ND ST, STE 200	LONG BEACH,CA 90803-	YELLOWSTONE BLK 2 LOT 27-30 PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.14

UTILITY PROVIDER & AGENCY CONTACT LIST

WYDOT

Mark Ayen
900 Bryan Stock Trail
Casper, WY 82601

NC Road and Bridge

Mike Haigler
Road & Bridge Director
Natrona County
P.O. Box 848
Mills, WY 82644

Natrona County Planner

Natrona County Development Department
Attn: Trish Chavis
200 N. Center St., RM 202
Casper, WY 82601

Utility Providers

Clayton Fitzgerald
Charter Spectrum
451 S. Durbin St.
Casper, WY 82601

Eric Overlie
CenturyLink
103 N. Durbin St.
Casper, WY 82601

Jonathan Boudreaux
Black Hills Energy
1535 E. Yellowstone Hwy
Casper, WY 82601

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400