

Mountain Meadows No. 2

Final Plat Resubdivision

Planning Commission Meeting
December 1, 2022

City Council Meeting

Applicants: Greenbriar Partners, LLC

Case Number: 22.01 FSP

Agent: Shawn Gustafson, ECS Engineers

Summary: The applicants are proposing to resubdivide Tract 1 of Mountain Meadows Addition into two lots, one 20-acres in size and the other 27.65-acres in size. Proposed Lot 1 is the currently selected site to construct the new Wyoming Classical Academy. Proposed Lot 2 is slated for future resubdivision and development into residential lots.

Legal Description: Tract 1, Mountain Meadows Addition

Location: The property is located at the intersection of Poison Spider Lane and Robertson Rd.

Zoning: UA (Urban Agriculture)

Proposed Zoning: UA (Urban Agriculture)

Existing Land Use: Vacant grasslands

Adjacent Land Use: North: Platte View Estates (UR)
South: County (LI)
East: Robertson Hills Subdivision (DB)
West: County (UA)

FINAL PLAT:

1. Title the plat as “Vacation & Replat of Tract 1, Mountain Meadows to be known as Lots 1 & 2, Mountain Meadows No 2...”
2. The flag-lot configuration for proposed Lot 2 is acceptable to staff as it is

anticipated that portion of the lot will be dedicated as right-of-way with future resubdivisions.

3. No rezoning of the property is requested or required.
4. Submit organizational documents for Greenbriar Partners, LLC showing who is authorized to sign on behalf of the LLC.
5. Standard Planning Considerations:
 - a. Submit Affidavit of Publication

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Lisa Burridge

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
Greenbriar Partners LLC
Owner Mailing Address:
421 S. Center Street, Ste. 101
City, State, Zip: Casper, WY, 82601
Owner Phone: 307-577-7775
Applicant Email: lisa@lisaburridge.net

AGENT INFORMATION:

Print Agent Name:
Shawn Gustafson / ECS Engineers
Agent Mailing Address:
111 W. 2nd Street, Ste. 600
City, State, Zip: Casper, WY, 82601
Agent Phone: 307-337-2883
Agent Email: sgustafson@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Tract1 of the Mountain Meadows Addition to the City of Mills WY

Physical address of subject property if available: -NA-

Size of lot(s) 47.647 Acres sq. ft/acres:

Current zoning: UA Current use: Vacant

Intended use of the property: School and Residential

Zoning within 300 feet: DB, UA, UR, DR, MSR, County UA, U Land use within 300 feet: Residential, Vacant, Agriculture

ATTACHMENTS (REQUIRED):

1. Proof of ownership: _____ (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the plat/replat: _____
3. One reproducible 11 x 17 plat/replat hard copy: _____
4. One plat/replat electronic copy (pdf): _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: As shown on plat
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: varies Number of Feet to be Vacated: -NA-

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
-NA-

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Re-Plat of the Mountain Meadows Addition

OWNER Signature _____

OWNER Signature _____

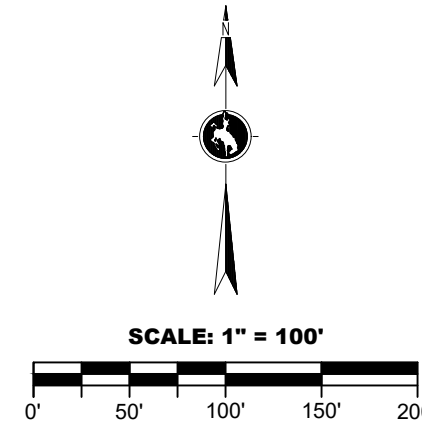
AGENT Signature _____

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

VACATION & REPLAT
OF TRACT 1,
MOUNTAIN MEADOWS
AS
**MOUNTAIN
MEADOWS
NO. 2**

AN ADDITION TO THE
CITY OF MILLS, WYOMING
BEING A PORTION OF
THE NE1/4SE1/4 & SE1/4NE1/4,
SECTION 10, T.33N., R.80W, 6TH P.M.,
NATRONA COUNTY, WYOMING

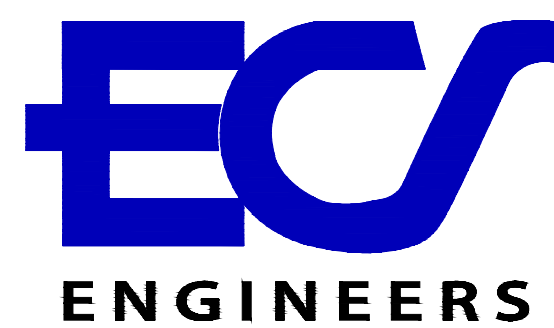


LEGEND

- ◊ RECOVERED BRASS CAP
- ⊕ RECOVERED HIGHWAY R/W MONUMENT
- RECOVERED ALUMINUM CAP
- SET ALUMINUM CAP
- PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - 1/4 SECTION LINE
- - - 1/16 SECTION LINE
- - - EXISTING PIPELINE
- - - EXISTING GAS LINE
- N00°00'00"W, 1234.56' MEASURED BEARING & DISTANCE
(N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

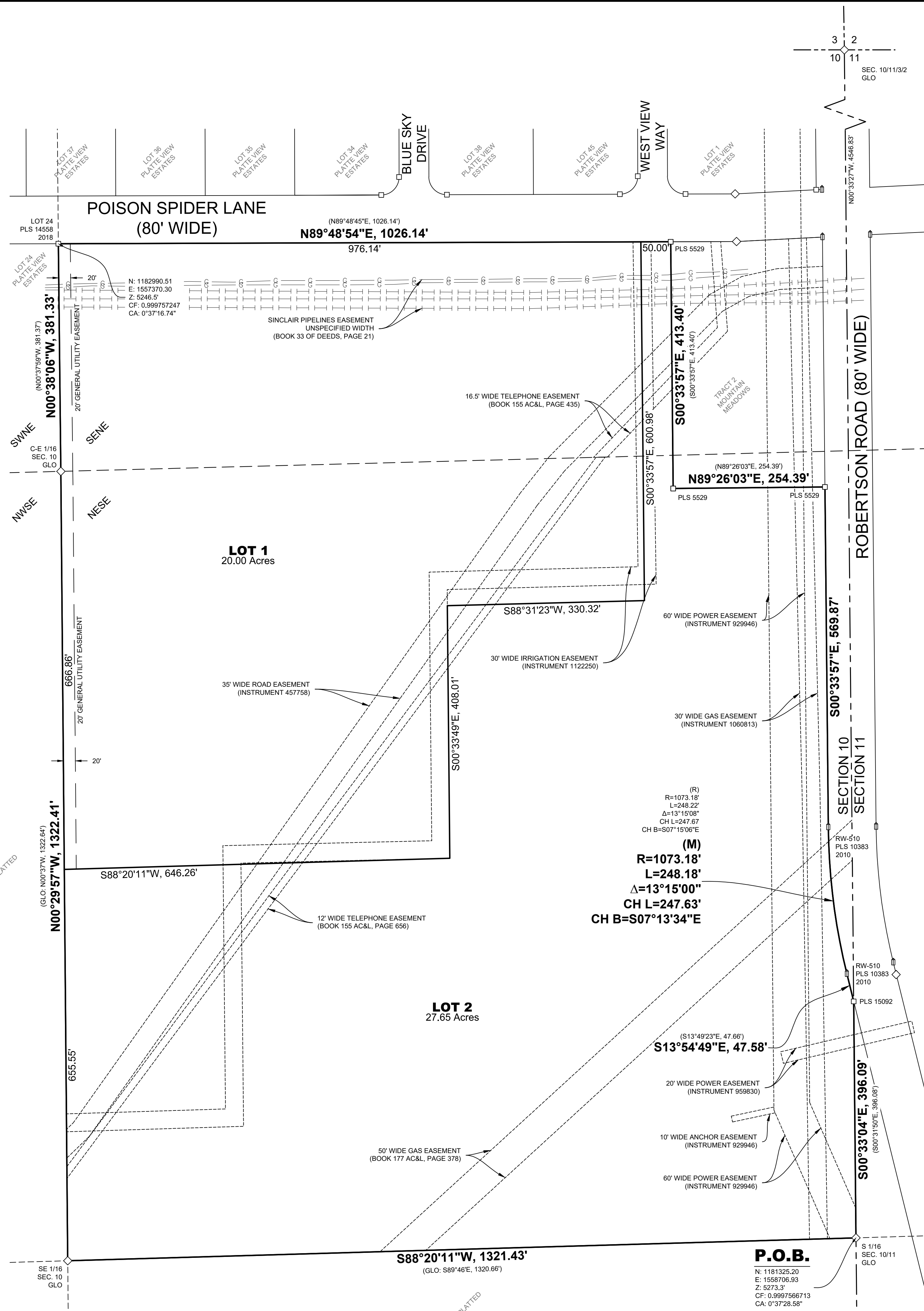
NOTES

- ERROR OF CLOSURE EXCEEDS 1:494,094.
- BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT/GRID.



Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220010



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, GREENBRIAR PARTNERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING LOCATED IN THE NE1/4SE1/4 AND THE SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED HEREIN, SAID POINT BEING THE S1/16 CORNER COMMON TO SECTIONS 10 AND 11, MONUMENTED BY A BRASS CAP;
THENCE ALONG THE SOUTHERLY LINE OF THE NE1/4SE1/4 OF SAID SECTION 10, S88°20'11"W, 1321.43 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE SE1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A BRASS CAP;
THENCE ALONG THE WESTERLY LINE OF THE NE1/4SE1/4 OF SAID SECTION 10, N00°29'57"W, 1322.41 FEET TO THE C-E 1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A BRASS CAP;
THENCE ALONG THE WESTERLY LINE OF THE SE1/4NE1/4 OF SAID SECTION 10 AND THE EAST LINE OF LOT 24 OF PLATTE VIEW ESTATES, N00°38'06"W, 381.33 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND THE NORTHEAST CORNER OF SAID LOT 24, LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POISON SPIDER LANE, MONUMENTED BY AN ALUMINUM CAP;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF POISON SPIDER LANE, N89°48'54"E, 1026.14 FEET TO THE NORTHWEST CORNER OF TRACT 2 OF MOUNTAIN MEADOWS, MONUMENTED BY AN ALUMINUM CAP;
THENCE ALONG THE WESTERLY LINE OF SAID TRACT 2 OF MOUNTAIN MEADOWS, S00°33'57"E, 413.40 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2 OF MOUNTAIN MEADOWS, MONUMENTED BY AN ALUMINUM CAP;
THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 2 OF MOUNTAIN MEADOWS, N89°26'03"E, 254.39 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 2 OF MOUNTAIN MEADOWS, MONUMENTED BY AN ALUMINUM CAP;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF ROBERTSON ROAD, S00°33'57"E, 569.87 FEET TO A POINT OF CURVATURE, MONUMENTED BY A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT;
THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF ROBERTSON ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 1073.18 FEET, THROUGH A CENTRAL ANGLE OF 13°15'00", AND ARC DISTANCE OF 248.18 FEET, WITH A CHORD BEARING OF S07°13'34"E, A CHORD DISTANCE OF 247.63 FEET TO A POINT OF TANGENCY, MONUMENTED BY A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT;
THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF ROBERTSON ROAD, S13°54'49"E, 47.58 FEET TO THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 10 AND 11, MONUMENTED BY AN ALUMINUM CAP;
THENCE ALONG SAID SECTION LINE, S00°33'04"E, 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 47.647 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "MOUNTAIN MEADOWS NO. 2". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

GREENBRIAR PARTNERS, LLC
421 S. CENTER STREET, SUITE 201
CASPER, WY 82601

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND
APPROVED ON THIS _____ DAY OF _____, 2022.

MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

I, JAMES F. JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MOUNTAIN MEADOWS NO. 2, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2022 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

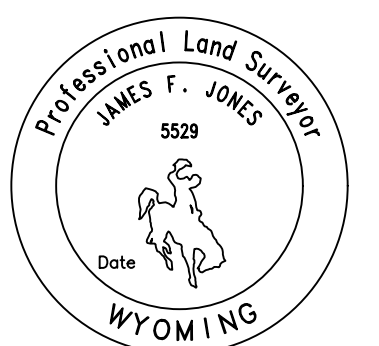
STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

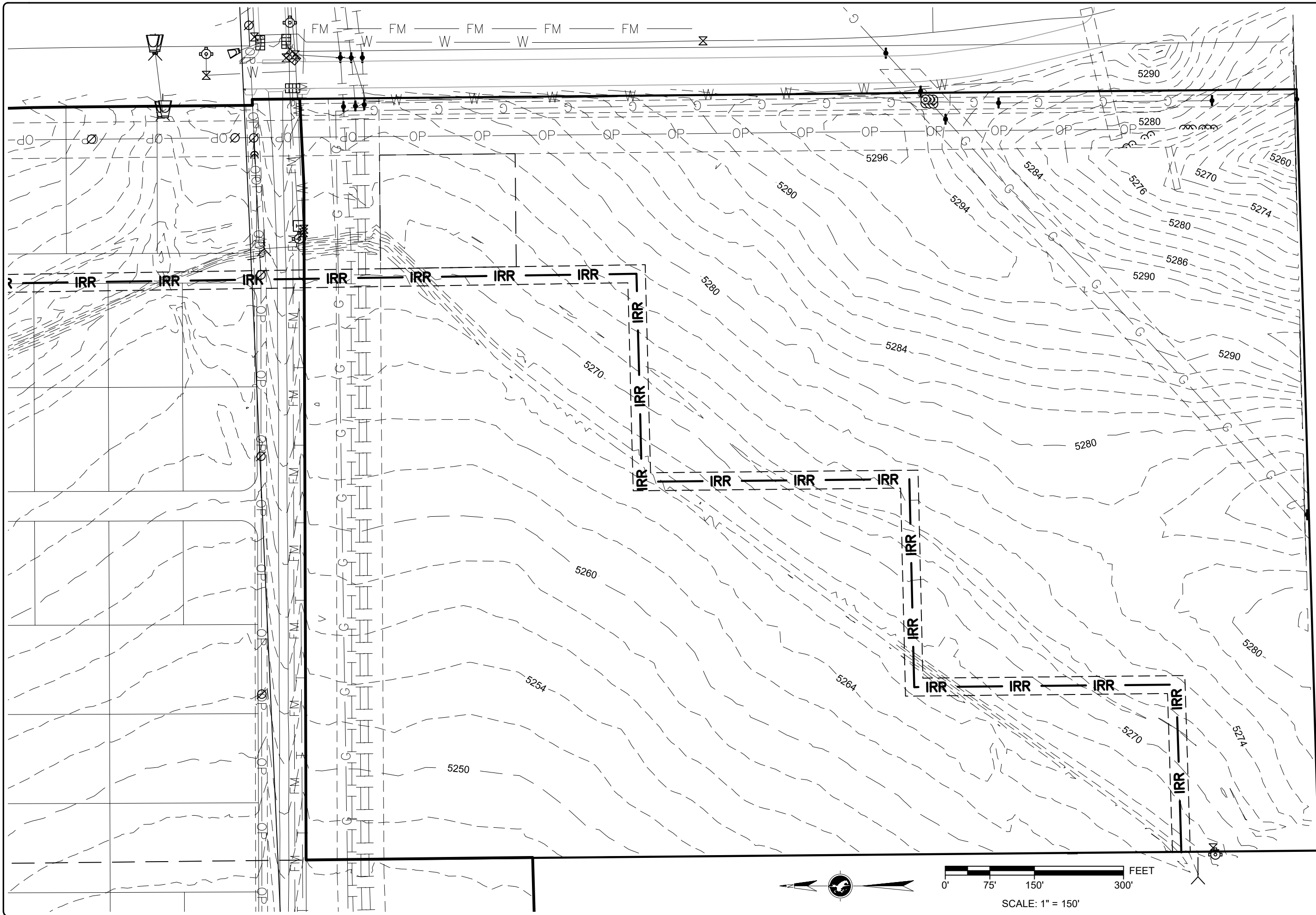
THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
BY JAMES F. JONES

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____





FOR: #####

#####

BY: ECS ENGINEERS

#####

Date Drawn: #####
Project No: #####
Scale: SEE DRAWING
PAGE: 1/1
File Name: #####.dwg

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REV	DATE	REVISIONS	BY	CHK
0	xx.xx.xx	xxxxxxx	xxx	xxx

X0#

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI FULL BLEED B (17.00 X 11.00 INCHES)

WARRANTY DEED

FT INVESTMENTS, LLC, 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

GREENBRIAR PARTNERS, LLC, grantee(s), whose address is:

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

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

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

Witness my/our hand(s) this 10th day of June, 2022.

FT INVESTMENTS, LLC

BY: [Signature]
KEITH P. TYLER
MEMBER

BY: [Signature]
GARY FERGUSON
MEMBER

State of Wyoming)
)SS.
County of Natrona)

This record was acknowledged before me on this 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024

[Signature]
Notarial Officer

