

257 Business Park

Preliminary Plat

Planning Commission Meeting

November 2, 2023

December 7, 2023

City Council Meeting

Applicants: 2R Investments, LLC

Case Number: 23.08 FSP

Agent: Steven Granger, ECS Engineering

Summary: The applicants are proposing to subdivide approximately 23-acres into a 4-lot commercial/industrial subdivision. The lots range in size from 2.30 to 13.88 acres in size.

Legal Description: Kirkpatrick Simple Subdivision & parts of Lots 1 & 2, the SW¹/₄NE¹/₄ and SE¹/₄NE¹/₄, Section 2, T33N, R80W

Location: The property is located at southeast corner of the intersection of HWY 20/26 and HWY 257 (West Belt Loop).

Zoning: EI (Established Industrial)

Proposed Zoning: EI (Established Industrial)

Existing Land Use: Various vacant buildings and storage areas.

Adjacent Land Use: North: Large acre industrial parcels (EI & DB)

South: Unplatted parcels (EI)

East: Wheeler Subdivision (EI)

West: Large acre industrial parcels (EI)

PRELIMINARY PLAT:

1. Section 17.18.020(i) of city code provides the following: “The town shall adopt and enforce standards for subdivision layout, street construction, water and sewer system construction and storm sewer construction, as deemed necessary to promote the health, welfare and orderly growth of the town (Ord 274 §2 (part) 1979).
 - a. The City of Mills has adopted by reference, and long applied in practice, the City of Casper Design Standards for Public Works Construction and

- Infrastructure Improvements (Chapter 16.16).
- b. Per 16.16.060, the minimum right-of-way/access easement width for a local street within low density development is 50’.
2. Per Section 17.18.020(e)(10)(c) all roads within the subdivision must be dedicated to the public.
 3. Receive an approved Access Permit from WYDOT for the approaches off HWY 20/26 and HWY 257
 - a. Comply with all requirements of the WYDOT access permits
 4. Add road names to all streets within the subdivision
 - a. The access between Lots 1 & 3 should be named Chapman
 - b. Provide a name for the access between Lots 1 & 2
 5. Submit infrastructure plans, including:
 - a. Water distribution system plans
 - b. Sewage collection system plans
 - c. Road plan, profile and construction drawings
 - d. Drainage plan
 6. Discuss plans for construction of subdivision infrastructure, including roads and water & sewer infrastructure.
 - a. Timeline for Permit to Construct
 7. All cul-de-sacs shall have a diameter of no less than 96’.
 8. Delineate the drainage easement/retention area on one of the lots.
 9. Survey Review:
 - a. Add State Plane Coordinates, northing, easting, elevation, Convergence and Combined Factor to two (2) of the exterior corners.
 - b. The coordinates are in grid but the distances are in ground
 - c. Verify the north corner(s) of the plat and Lot 1. Review Instrument #866007 as excepted in Instrument #1143765, with regard to the WYDOT parcel.
 - d. There is a mis-closure of Lot 4 by 1.63 feet
 10. Cosmetic Revisions to the Plat:
 - a. Add TO THE CITY OF MILLS under “Plat of 257 Business Park” in the title block on both plat sheets.
 - b. Make the adjacent subdivision and road names gray.
-
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Staff Recommendation:

Staff recommends DENIAL of the preliminary plat. Adopted Design Standards require a minimum width of 50' for all public right-of-way/access easements.

The proposed subdivision is zoned Established Industrial with parcels of adequate size for a variety of commercial and industrial businesses. Public traffic on the streets will occur and is allowed, and the streets should be of adequate size and properly dedicated for future vehicular traffic, installation of utilities and future maintenance by the City of Mills. Public street/access easements shall comply with the minimum width as required by the design standards.

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: 8/25/2023
 Return by: _____
 (Submittal Deadline)
 For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Ron McMurry

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: 2R Investments LLC
 Owner Mailing Address: PO Box 1179
 City, State, Zip: Chandler, AZ 85244
 Owner Phone: 307-262-2591
 Applicant Email: ronmc@mrmco.net

AGENT INFORMATION:

Print Agent Name: ECS Engineers
 Agent Mailing Address: 1607 CY Ave, Ste.104
 City, State, Zip: Casper
 Agent Phone: 337-2883
 Agent Email: sgustafson@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Kirkpatrick Simple Sub and part of Lots 1 and 2, and part of the S1/2, Section 2, T33N, R80W, Natrona County, WY
 Physical address of subject property if available: 5575 W. Yellowstone Highway
 Size of lot(s) 1.89 AC to 3.42 AC sq. ft/acres:
 Current zoning: EI Current use: Vacant
 Intended use of the property: Light Industrial/Commercial
 Zoning within 300 feet: D-B Land use within 300 feet: Industrial

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: N/A
 (Example: along west property line, running north & south)
 Width of Existing Right-of-Way / Easement: N/A Number of Feet to be Vacated: N/A
 Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
N/A

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:
Create subdivision with 7 lots.

OWNER Signature _____

OWNER Signature _____

AGENT Signature _____

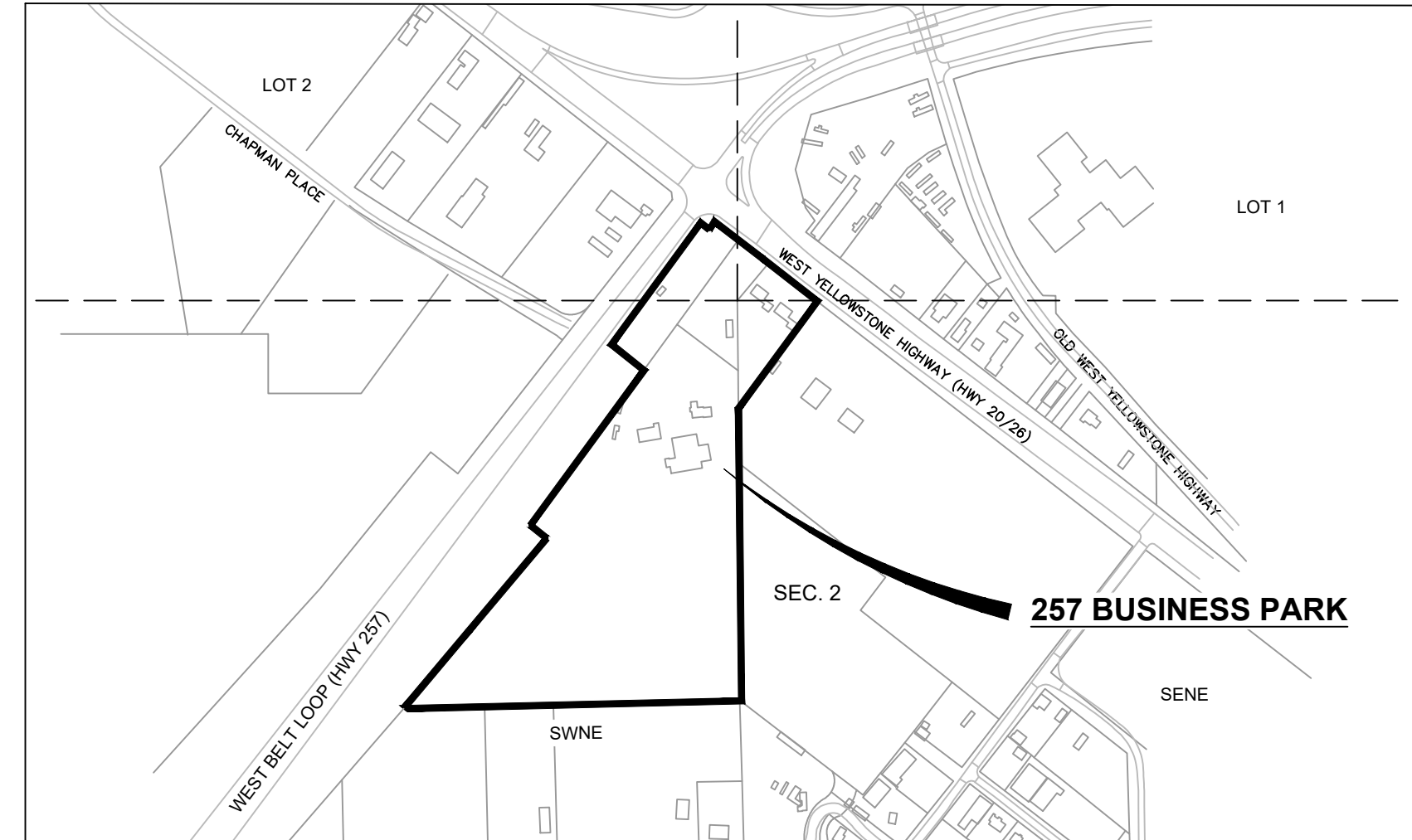
FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

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

PRELIMINARY PLAT OF 257 BUSINESS PARK

TO THE CITY OF MILLS

BEING A VACATION AND RE-PLAT OF KIRKPATRICK SIMPLE SUBDIVISION
AND PART OF LOTS 1 & 2, THE SW1/4NE1/4 AND SE1/4NE1/4,
SECTION 2, T.33N., R.80W., 6TH P.M.,
CITY OF MILLS
NATRONA COUNTY, WYOMING



NOTES

1. ERROR OF CLOSURE: 1:253.017
2. BEARINGS AND COORDINATES ARE BASED ON NAD83 (2011) (EPCH 2010.0000) (WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, (4902). ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
3. ALL DISTANCES ARE GRID (US SURVEY FOOT).

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 _____, 2023.

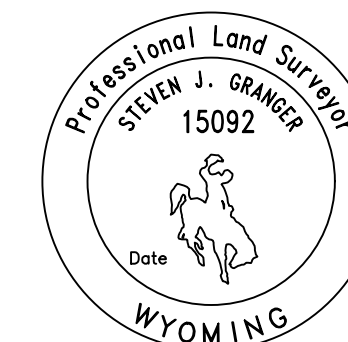
MAYOR ATTEST: CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2023.

CITY ENGINEER

CERTIFICATE OF SURVEYOR

I, **STEVEN J. GRANGER**, 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 **257 BUSINESS PARK**, 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 AUGUST, 2023 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 BY STEVEN J. GRANGER THIS _____ DAY OF _____, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, RON McMURRY, MANAGING MEMBER OF 2R INVESTMENTS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF ALL OF KIRKPATRICK SIMPLE SUBDIVISION, AND PART OF LOTS 1 AND 2, THE SW1/4NE1/4 AND SE1/4NE1/4, SECTION 2, T.33N., R.80W., 6TH P.M., CITY OF MILLS, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHEAST CORNER OF THE SW1/4NE1/4, SECTION 2; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID SW1/4NE1/4, SECTION 2, S.89°10'34" W., 1056.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT IN THE SOUTHEASTERLY LINE OF WYOMING STATE HIGHWAY No. 257 AND A POINT OF CURVATURE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2800.00 FEET, AND THROUGH A CENTRAL ANGLE OF 7°13'41", NORTHEASTERLY, 353.23 FEET, AND SAID CURVE HAVING A CHORD BEARING N.41°14'39"E., AND DISTANCE OF 353.00 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.37°39'47"E., 392.04 FEET TO A POINT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE NORTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.52°20'17"W., 149.94 FEET TO A POINT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.37°39'41"E., 146.26 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.37°39'54"E., 422.20 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.37°30'39"E., 106.36 FEET TO A POINT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE NORTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.52°03'22"W., 109.16 FEET TO A POINT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, INTO SAID LOT 2, SECTION 2, N.37°29'21"E., 409.45 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A POINT IN THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257 WITH THE SOUTHWESTERLY LINE OF WYOMING STATE HIGHWAY No. 2026; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, S.52°31'45"E., 49.80 FEET TO A POINT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, N.37°28'15"E., 32.24 FEET TO A POINT; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, INTO SAID LOT 1, SECTION 2, S.52°04'31"E., 83.11 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, S.52°56'01"E., 118.95 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, S.52°34'59"E., 108.18 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WYOMING STATE HIGHWAY No. 2026, S.52°35'10"E., 111.03 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTHWESTERLY CORNER OF LOT 3, WHEELER SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID LOT 3, WHEELER SUBDIVISION, ACROSS SAID SE1/4NE1/4, SECTION 2, S.37°25'23"W., 452.30 FEET TO A POINT IN THE EAST LINE OF SAID SW1/4NE1/4, SECTION 2; THENCE ALONG THE EAST LINE OF SAID PARCEL, THE EAST LINE OF SAID SW1/4NE1/4, SECTION 2, AND THE WEST LINE OF SAID LOT 3, WHEELER SUBDIVISION, S.0°32'12"E., 958.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21.88 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, BEING A VACATION AND REPLAT OF ALL OF KIRKPATRICK SIMPLE SUBDIVISION AND PART OF LOTS 1 AND 2, THE SW1/4NE1/4 AND SE1/4NE1/4, SECTION 2, T.33N., R.80W., 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 **"257 BUSINESS PARK."** ALL EXISTING STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. THE 40' NON-EXCLUSIVE SHARED ACCESS EASEMENT IS DEDICATED TO THE PUBLIC. THE 40' UTILITY EASEMENT IS DEDICATED TO THE CITY OF MILLS. ALL OTHER 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.

2R INVESTMENTS, LLC
PO BOX 1179
CHANDLER, AZ 85244

RON McMURRY - MANAGING MEMBER OF 2R INVESTMENTS LLC

ACKNOWLEDGEMENTS

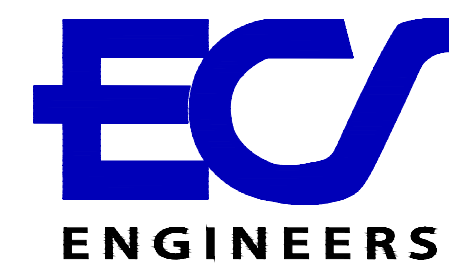
STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023,
BY RON McMURRY, MANAGING MEMBER OF 2R INVESTMENTS LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



Environmental and Civil Solutions, LLC
1607 CY Ave., Suite 104
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220046

OWNER:
2R INVESTMENTS, LLC
PO BOX 1179
CHANDLER, AZ 85244

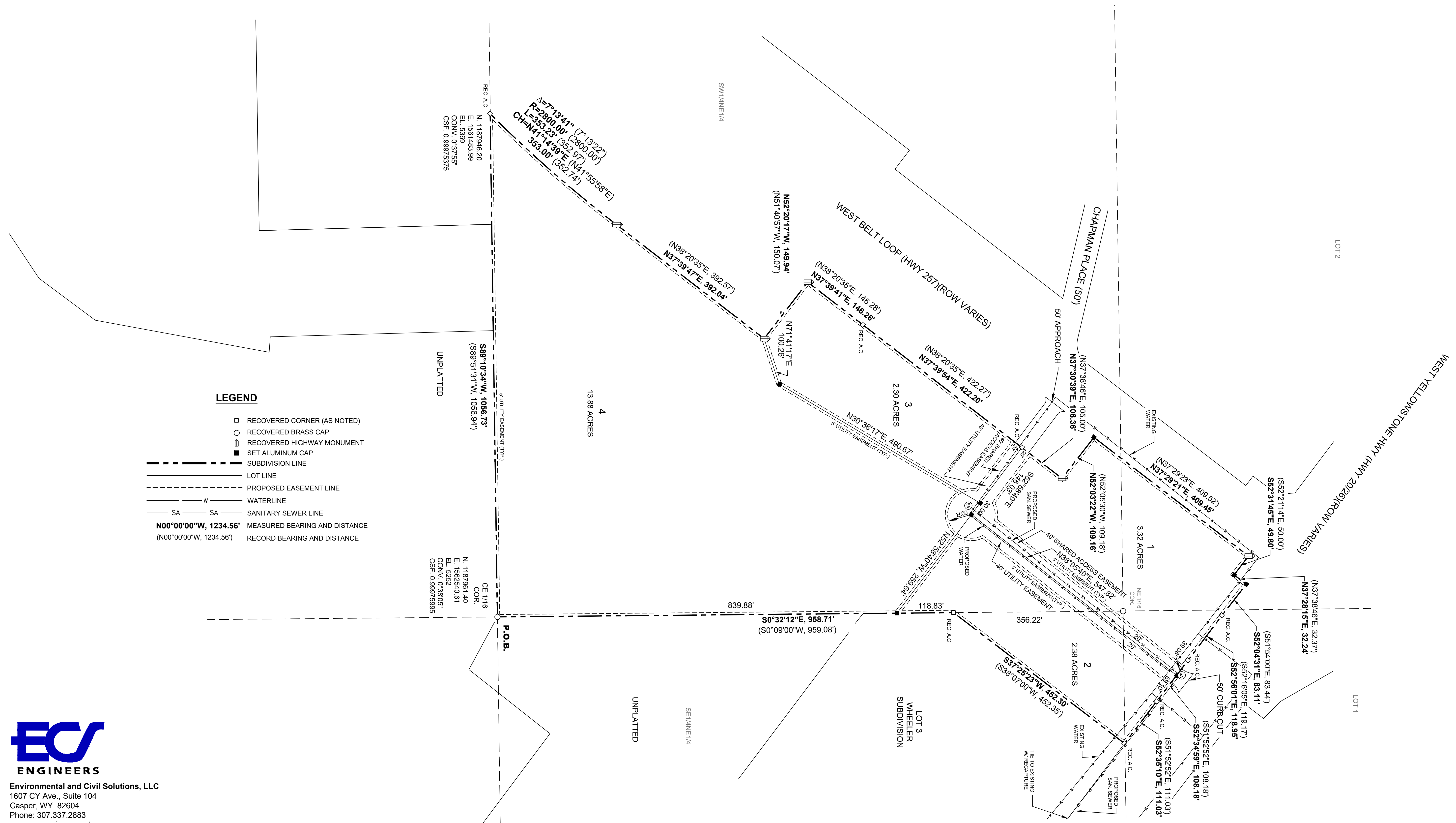
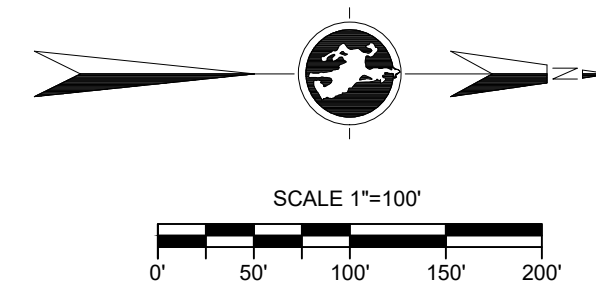
DATE DRAWN:
10.23.2023

DRAWN BY:
S.J.G.

PRELIMINARY PLAT OF 257 BUSINESS PARK

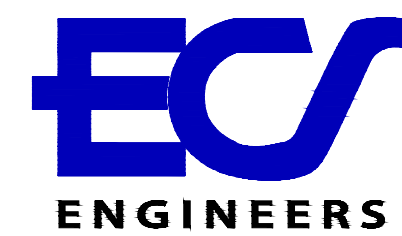
TO THE CITY OF MILLS

BEING A VACATION AND RE-PLAT OF KIRKPATRICK SIMPLE SUBDIVISION
AND PART OF LOTS 1 & 2, THE SW1/4NE1/4 AND SE1/4NE1/4,
SECTION 2, T.33N., R.80W., 6TH P.M.,
CITY OF MILLS
NATRONA COUNTY, WYOMING



LEGEND

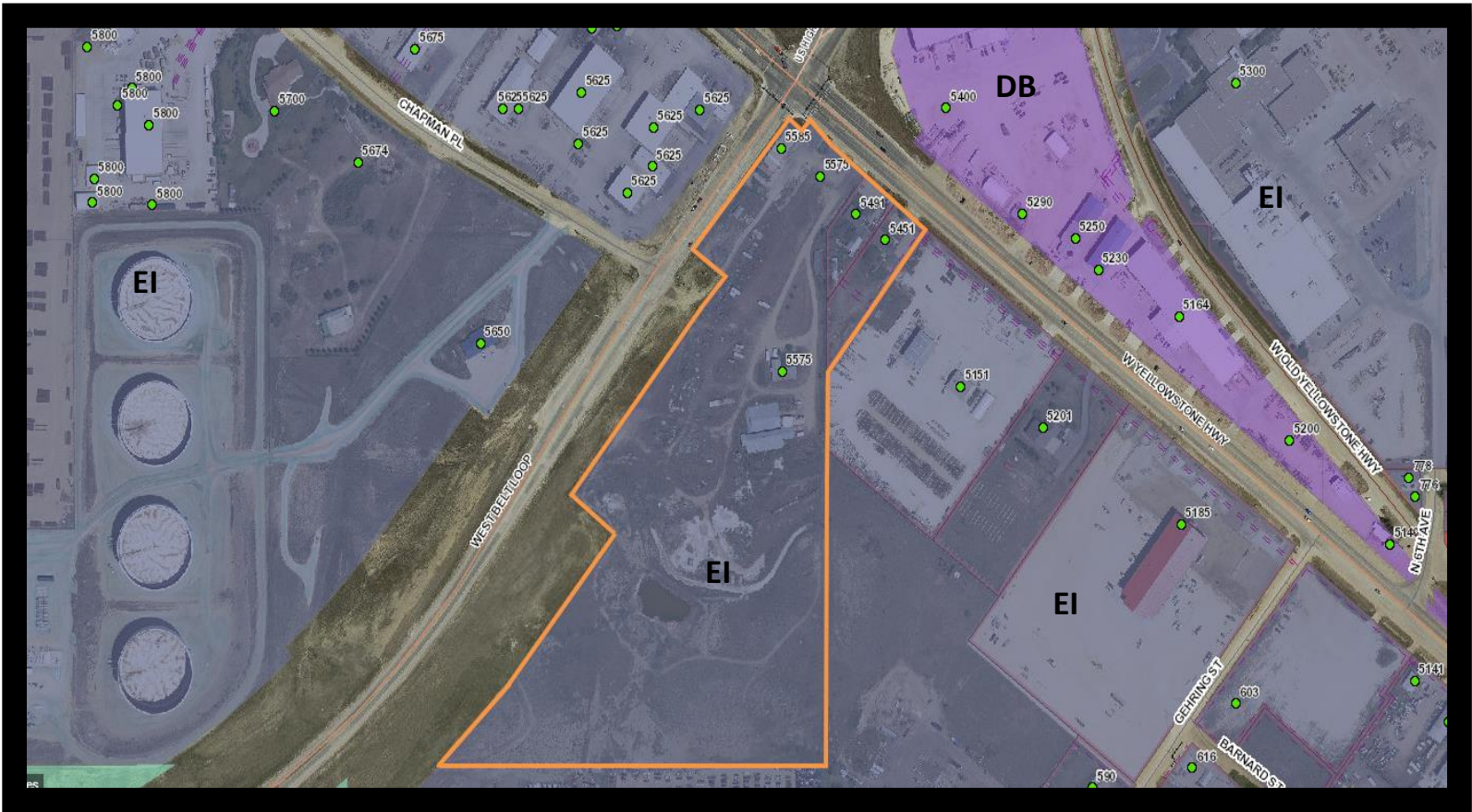
- RECOVERED CORNER (AS NOTED)
- RECOVERED BRASS CAP
- ⊕ RECOVERED HIGHWAY MONUMENT
- SET ALUMINUM CAP
- SUBDIVISION LINE
- LOT LINE
- - - PROPOSED EASEMENT LINE
- W — WATERLINE
- SA — SANITARY SEWER LINE
- N00°00'00"W, 1234.56' MEASURED BEARING AND DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING AND DISTANCE



Environmental and Civil Solutions, LLC
1607 CY Ave., Suite 104
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220046

257 Business Park – Preliminary Plat



Mills Zoning Districts

 Mills, DB	 Mills, ER: Established Residential
 Mills, DI: Developing Industrial	 Mills, PLI: Public Land Institutions
 Mills, DMH: Developing Mobile Home	 Mills, PUD: Planned Urban Development
 Mills, DR: Developing Residential	 Mills, MSR: Mixed Sized Residential
 Mills, EB: Established Business	 Mills, MU: Mixed Use
 Mills, EI: Established Industrial	 Mills, UA: Urban Agriculture
	 Mills, UR: Urban Agriculture Residential



Mark Gordon
Governor

WYOMING Department of Transportation

"Provide a safe and effective transportation system"

900 Bryan Stock Trail, Casper, Wyoming 82601



Darin J. Westby, P.E.
Director

November 1, 2023

Megan Nelms, AICP
1725 Carey Avenue
Cheyenne, WY 82001

RE: 257 Business Park Access

Dear Ms. Nelms:

Thank you for contacting us regarding proposed access points to the 257 Business Park in Mills. At this time, we have no concerns about using the existing access on the West Belt Loop. Although a right hand turn lane would greatly increase safety at this location, one would not be required as part of this application. With increased traffic on the West Belt Loop and further development of the proposed parcels, it may be needed at a future date.

West Yellowstone currently has multiple existing accesses along the frontage of the property. In order to permit the requested access, these would need to be condensed into a single approach that would serve the adjacent parcels as shown in the proposed plat. WYDOT does not have a stance on whether a private drive or a city street designation should occur. If the access is classified as a private drive, the maximum width is 40 ft. If a city street is required, we would waive our maximum width requirement and defer to local regulations.

If you have additional questions or would like to discuss this further, please don't hesitate to contact me.

Respectfully,

Brooke Allen
District Traffic Engineer
307.473.3224

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Endeavor Enterprises LLC, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to 2R Investments, LLC, "GRANTEE", whose address is P.O. Box 1179, Chandler, AZ 85244, all Grantor's right, title, and interest, in and to the following real property, situate within Natrona County, State of Wyoming, particularly described as.

TRACT 2 OF THE "KIRKPATRICK SIMPLE SUBDIVISION", A SUBDIVISION IN NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED AUGUST 27, 2002, AS INSTRUMENT NUMBER 699046

This Quitclaim Deed is executed to extinguish the Grantors' past and future right, title, and interest in and to the described real property. Grantor is releasing and waiving all rights under and by virtue of the homestead exemption laws of the state. This conveyance is subject to covenants, conditions, easements and encumbrances of record, if any.

Dated this 21st day of July, 2023.

By: *Kevin Miller*
Endeavor Enterprises LLC
Kevin Miller – Managing Member

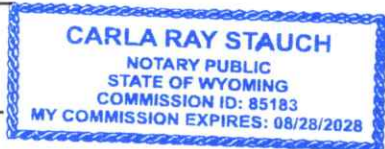
STATE OF WYOMING)
)§
COUNTY OF NATRONA)

The foregoing Quitclaim Deed was acknowledged before me by Kevin Miller, Managing Member of Endeavor Enterprises LLC, a Wyoming limited liability company this 21st day of July, 2023.

Witness my hand and official seal:

Carla Ray Stauch
Notary Public

My commission expires: *8/28/28*



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Endeavor Enterprises LLC, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to 2R Investments, LLC, "GRANTEE", whose address is P.O. Box 1179, Chandler, AZ 85244, all Grantor's right, title, and interest, in and to the following real property, situate within Natrona County, State of Wyoming, particularly described on Exhibit A attached hereto.

See Exhibit "A" attached hereto and incorporated herein by this reference for all purposes;

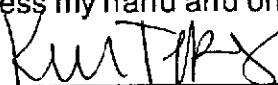
This Quitclaim Deed is executed to extinguish the Grantors' past and future right, title, and interest in and to the described real property. Grantor is releasing and waiving all rights under and by virtue of the homestead exemption laws of the state. This conveyance is subject to covenants, conditions, easements and encumbrances of record, if any.

Dated this 4th day of August, 2023.

By: 
Endeavor Enterprises LLC
Kevin Miller – Managing Member

STATE OF WYOMING)
)§
COUNTY OF NATRONA)

The foregoing Quitclaim Deed was acknowledged before me by Kevin Miller, Managing Member of Endeavor Enterprises LLC, a Wyoming limited liability company this 4th day of August, 2023.

Witness my hand and official seal:

Notary Public

My commission expires: 05/03/2029

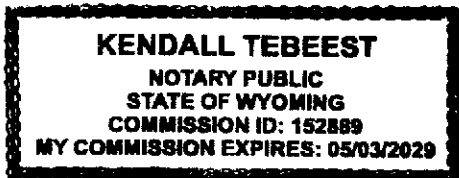


Exhibit A

TRACT 1, "KIRKPATRICK SIMPLE SUBDIVISION", NATRONA COUNTY, WYOMING, TOGETHER WITH AN ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN AND BEING A PORTION OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 2, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE PARCEL BEING DESCRIBED AND ALSO A POINT IN THE NORTHWESTERLY LINE OF TRACT 1, KIRKPATRICK SIMPLE SUBDIVISION AND FROM WHICH POINT THE SOUTHWESTERLY CORNER OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 2 BEARS S. 38°01'44"W., 151.34 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N. 52°03'32"W., 20.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N.38°01'44"E., 20.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL AND A POINT IN AND INTERSECTION WITH THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NOS. 20 AND 26; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND SOUTHWESTERLY LINE OF SAID HIGHWAY, S. 52°03'32"E., 20.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL AND ALSO THE MOST NORTHERLY CORNER OF SAID TRACT 1, KIRKPATRICK SIMPLE SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID TRACT 1, S.38°01'44"W., 20.00 FEET TO THE POINT OF BEGINNING.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Endeavor Enterprises LLC, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to 2R Investments, LLC, "GRANTEE", whose address is P.O. Box 1179, Chandler, AZ 85244, all Grantor's right, title, and interest, in and to the following real property, situate within Natrona County, State of Wyoming, particularly described on Exhibit A attached hereto.

See Exhibit "A" attached hereto and incorporated herein by this reference for all purposes;

This Quitclaim Deed is executed to extinguish the Grantors' past and future right, title, and interest in and to the described real property. Grantor is releasing and waiving all rights under and by virtue of the homestead exemption laws of the state. This conveyance is subject to covenants, conditions, easements and encumbrances of record, if any.

Dated this 21st day of July, 2023.

By: *Kevin Miller*
Endeavor Enterprises LLC
Kevin Miller – Managing Member

STATE OF WYOMING)
)§
COUNTY OF NATRONA)

The foregoing Quitclaim Deed was acknowledged before me by Kevin Miller, Managing Member of Endeavor Enterprises LLC, a Wyoming limited liability company this 21st day of July, 2023.

Witness my hand and official seal:

Carla Ray Stauch
Notary Public

My commission expires: *8/28/2028*



Exhibit A

A PARCEL LOCATED IN AND BEING PORTIONS OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE W $\frac{1}{2}$ NE $\frac{1}{4}$, SECTION 2, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL AND ALSO A POINT IN THE WESTERLY LINE OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 2 AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 2, BEARS, S. 0°05'50" W., 216.61 FEET; THENCE FROM SAID POINT AND ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NOS. 20 AND 26, S. 51°54' E., 14.25 FEET AND THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S. 38°06' W., 548.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N. 51°44'40" W., 172.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE ARC OF A TRUE CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET AND THROUGH THE CHORD THEREOF WHICH BEARS N. 60°01'52" E., 104.55 FEET, NORTHEASTERLY 106.83 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N. 38°07'10" E., 431.47 FEET TO A POINT; THENCE N. 83°02'19" E., 27.80 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A POINT IN THE SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY NOS. 20 AND 26; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND SOUTHWESTERLY LINE OF SAID HIGHWAY, S. 51°54' E., 99.13 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN WARRANTY DEEDS RECORDED MAY 8, 2009, AS INSTRUMENT NUMBERS 866007 AND 866008.