

## 257 Business Park

### Preliminary Plat

**Planning Commission Meeting**  
October 5, 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 an 8-lot commercial and industrial subdivision. The lots range in size from 1.89 to 3.42 acres in size.

**Legal Description:** Kirkpatrick Simple Subdivision & parts of Lots 1 & 2, the SW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, 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)

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### **PRELIMINARY PLAT:**

1. All roads within the subdivision must be dedicated as 60' rights-of-way.
  - a. 60' of publicly dedicated ROW is required
2. Add road names to all streets within the subdivision
  - a. The road running between lots 1 & 2 and 3 & 4 should be named Chapman
3. Remove the cul-de-sac and extend the roadway between lots 4 & 7 all the way to the subdivision boundary.

- a. Provide a temporary turnaround easement
4. Discuss the angle of the of the left-turn at the first cul-de-sac at proposed Lot 5 with regard to fire apparatus and subdivision design.
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. Are there plans for phasing of the subdivision?
  - b. Timeline for Permit to Construct
7. All cul-de-sacs shall have a radius of no less than 96' in diameter.
8. Add 5' general utility easements on the interior of all lots
9. Discuss the purpose of Tract A
10. Submit organizational documents for 2R Investments, LLC, showing who is authorized to sign on behalf of the corporation.
11. Survey Review:
  - a. The bar scale needs to read 1"=100'
  - b. Add State Plane Coordinates, northing, easting, elevation, Convergence and Combined Factor to two (2) of the exterior corners.
  - c. The coordinates are in grid but the distances are in ground
  - d. The measured bearings and distances need to be bolded, as indicated in the legend.
  - e. 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.
  - f. There is a mis-closure of Lot 4 by 1.63 feet
  - g. There are not bearings on the north line of Tract A
  - h. Provide the distance for the portion of the northern lot line of Lot 5 that is east of the Lot 3/Lot 4 divide.
  - i. Provide a curve table
12. 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. The label for the road to the west of the subdivision is CHAPMAN
  - c. Remove the label of Kirkpatrick Simple Subdivision from proposed Lot 2.

- d. In the legal description, 3<sup>rd</sup> paragraph, the word reservation should be reservationS
- e. Make the adjacent subdivision and road names gray
- f. Add the label “Unplatted” to the lands to the south and southeast
- g. Add a line above the City Engineer’s signature for “Inspected and approved this \_\_\_ day of \_\_\_\_\_ 20\_\_.

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**Staff Recommendation:**

Staff recommends the planning commission TABLE the subdivision application until revisions addressing the planning consideration have been completed and reviewed by staff.

**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 4<sup>th</sup> 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.

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OWNER Signature \_\_\_\_\_

OWNER Signature \_\_\_\_\_

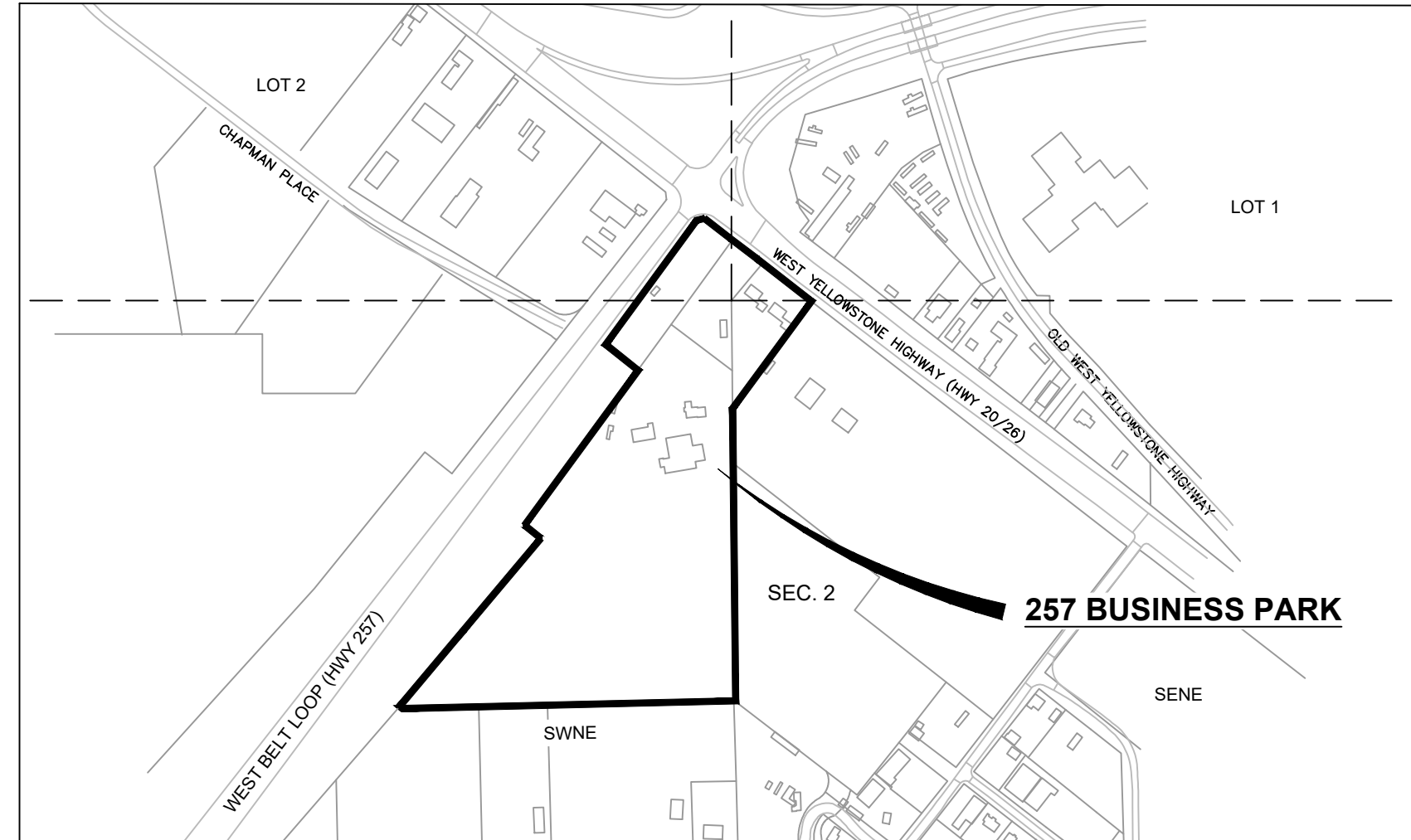
AGENT Signature \_\_\_\_\_

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

<b>For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____</b>
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PLAT OF  
**257 BUSINESS PARK**

BEING A VACATION AND RE-PLAT 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



**NOTES**

1. ERROR OF CLOSURE: 1:525.403
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 GROUND (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  
 \_\_\_\_\_ 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°13'37"W., 109.18 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°27'13"E., 421.57 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID WYOMING STATE HIGHWAY No. 257, N.82°22'22"E., 27.84 FEET TO A POINT IN THE INTERSECTION OF THE SOUTHERLY 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, INTO SAID LOT 1, SECTION 2, S.52°33'57"E., 113.54 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°50'01"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 21.43 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATION, 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 STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND ALL ACCESS AND UTILITY 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



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

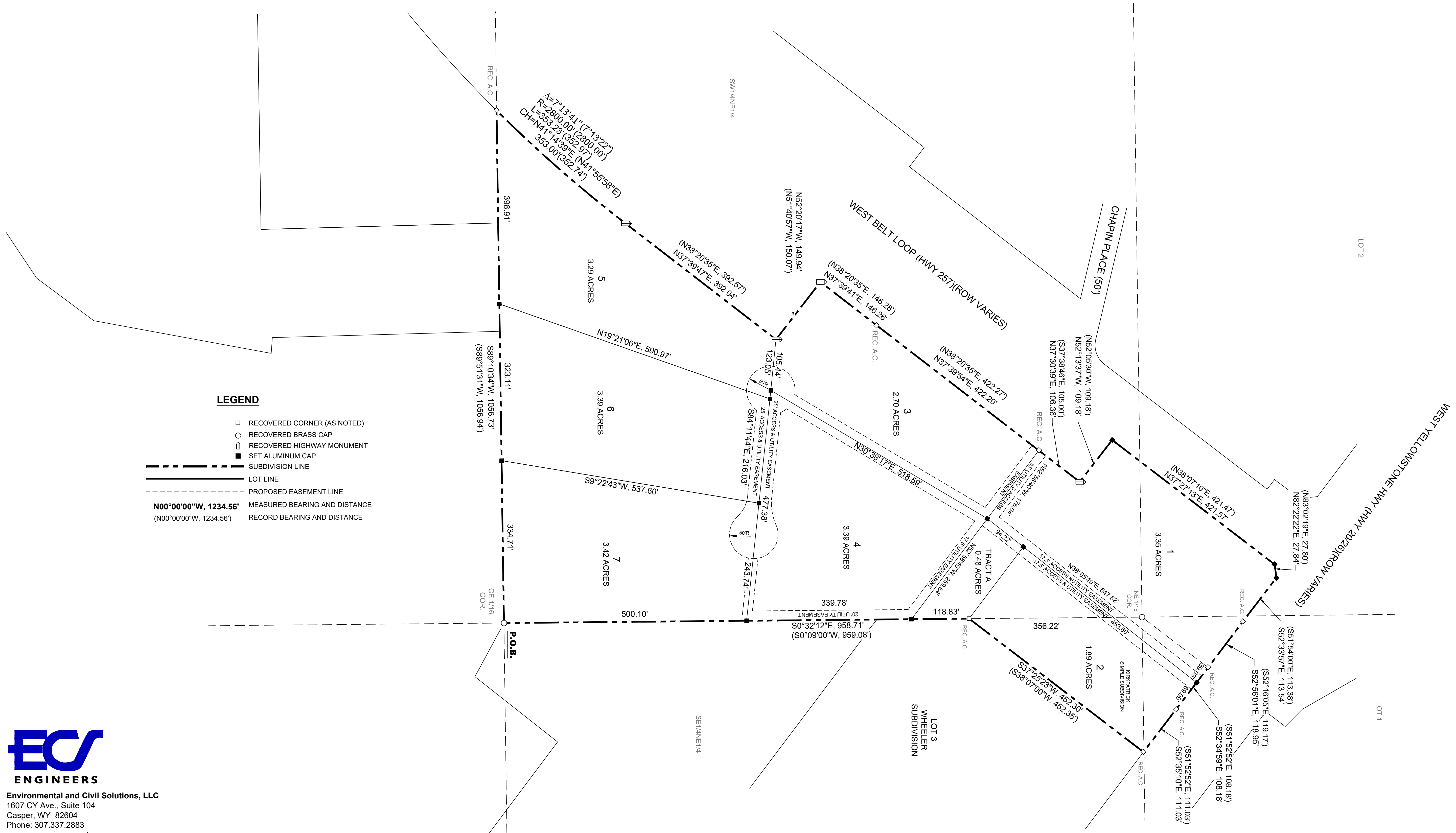
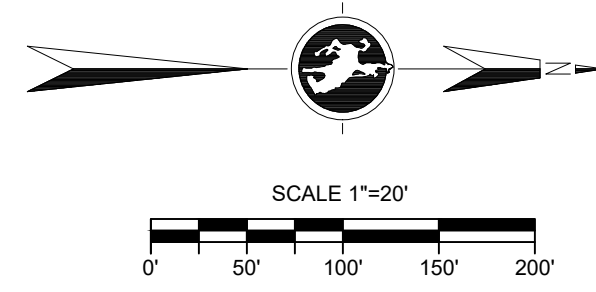
**DATE DRAWN:**  
 8.18.2023

**DRAWN BY:**  
 SJG



PLAT OF  
**257 BUSINESS PARK**

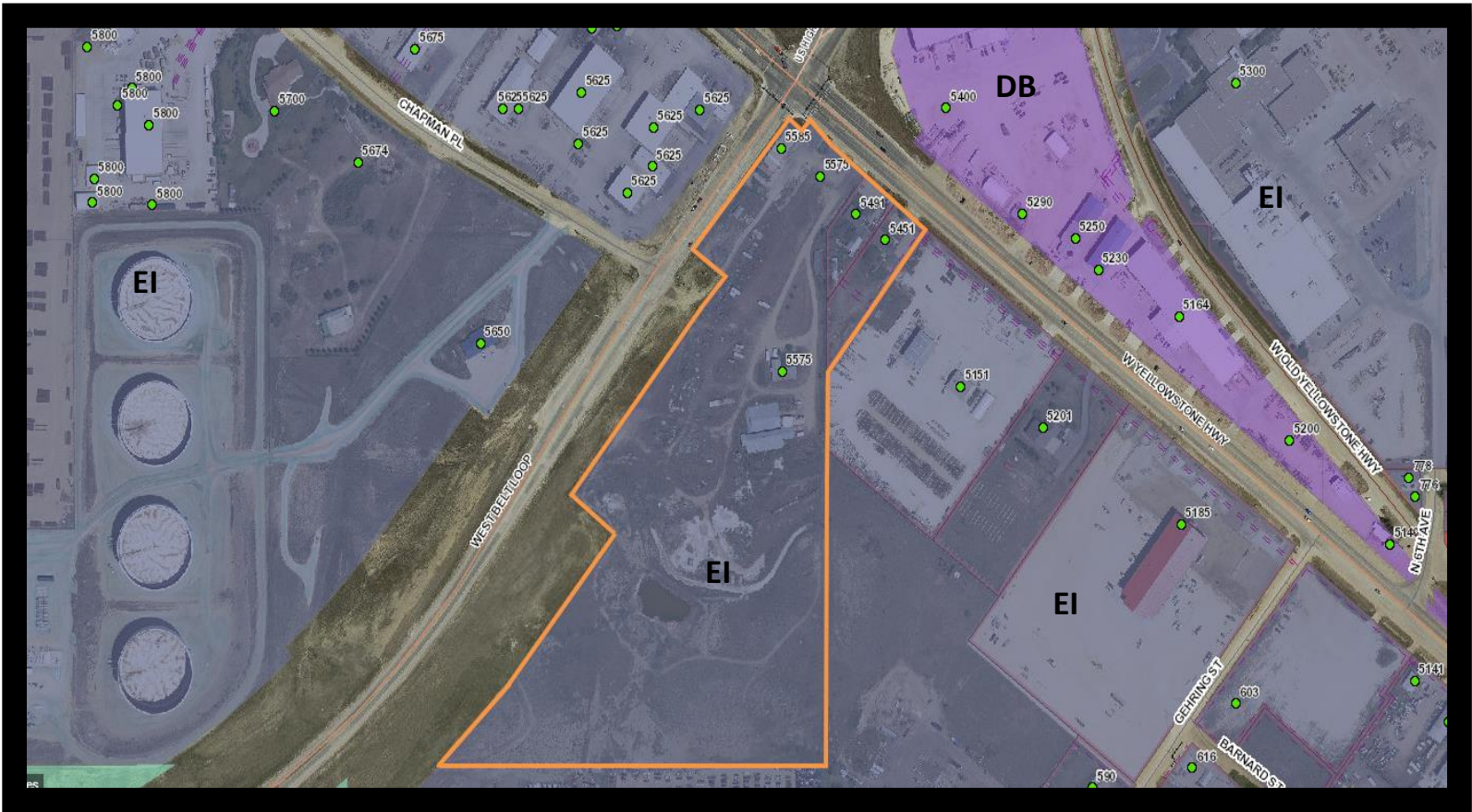
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 AND PART OF LOTS 1 & 2, THE SW1/4NE1/4 AND SE1/4NE1/4,  
 SECTION 2, T.33N., R.80W., 6TH P.M.,  
 CITY OF MILLS  
 NATRONA COUNTY, WYOMING



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

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

# 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



**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

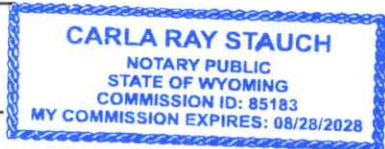
STATE OF WYOMING            )  
  )§  
COUNTY OF NATRONA        )

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;

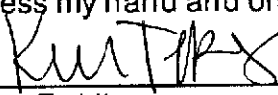
This Quitclaim Deed is executed to extinguish the Grantors' past and future right, title, and interest in and to the described real property. Grantor is releasing and waiving all rights under and by virtue of the homestead exemption laws of the state. This conveyance is subject to covenants, conditions,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

Dated this 4th day of August, 2023.

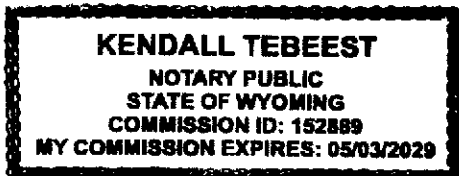
By:   
Endeavor Enterprises LLC  
Kevin Miller – Managing Member

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:

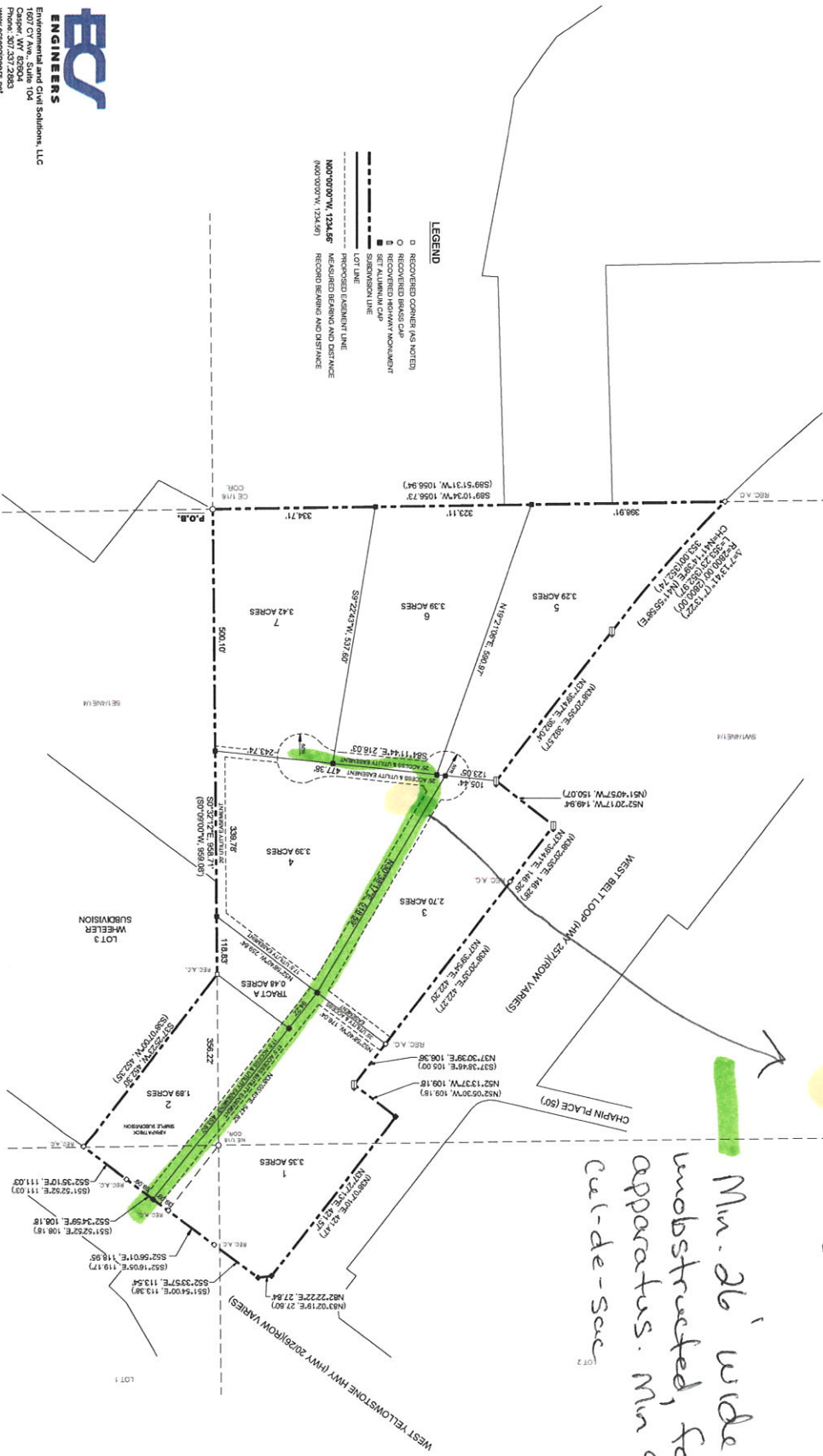
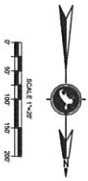
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL AND ALSO A POINT IN THE WESTERLY LINE OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 2 AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 2, BEARS, S. 0°05'50" W., 216.61 FEET; THENCE FROM SAID 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.

# 257 BUSINESS PARK

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

PLAT OF



**LEGEND**

- RECOVERED CORNER (AS NOTED)
- RECOVERED IRREGULAR CAP
- RECOVERED HIGHWAY MONUMENT
- RECOVERED MONUMENT
- SUBDIVISION LINE
- PROPOSED EASEMENT LINE
- MEASURED BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE

SEE Attached IFC  
Fig D103.1

Min. 26' wide,  
unobstructed, for aerial  
apparatus. Min 96'D  
Cul-de-Sac

**BCV ENGINEERS**  
Environmental and Civil Solutions, LLC  
1007 CV Ave., Suite 104  
Cheyenne, WY 82004  
Phone: 307.337.2883  
www.bcv-engineers.com

PROJECT NO. 220045

SHEET 2 OF 2

Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which sets minimum criteria, such as a maximum length of 150 feet, but in many cases does not state specific requirements. The appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of fire apparatus and parking regulatory signage.

**SECTION D101  
GENERAL**

Fire apparatus access roads shall be in accordance with appendix and all other applicable requirements of the International Fire Code.

ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

**SECTION D102  
REQUIRED ACCESS**

Facilities, buildings or portions thereof constructed shall be accessible to fire apparatus by way of an approved fire apparatus driveway with an asphalt, concrete or other approved driveway.

**SECTION D103  
MINIMUM SPECIFICATIONS**

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as approved by the fire code official.

