

257 Business Park

Preliminary Plat

Planning Commission Meeting
November 2, 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. All roads within the subdivision must be dedicated as 60' public rights-of-way.
2. 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
3. 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
4. Submit infrastructure plans, including:
 - a. Water distribution system plans
 - b. Sewage collection system plans
 - c. Road plan, profile and construction drawings
 - d. Drainage plan
5. Discuss plans for construction of subdivision infrastructure, including roads and water & sewer infrastructure
 - a. Timeline for Permit to Construct
6. All cul-de-sacs shall have a radius of no less than 96' in diameter.
7. Add 5' general utility easements on the interior of all lots
8. Delineate the drainage easement/retention area on one of the lots.
9. Submit organizational documents for 2R Investments, LLC, showing who is authorized to sign on behalf of the corporation.
10. 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
11. 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. In the legal description, 3rd paragraph, the word reservation should be reservationS
 - c. Make the adjacent subdivision and road names gray
 - d. Add a line above the City Engineer's signature for "Inspected and approved this ___ day of _____ 20__.

Staff Recommendation:

Staff recommends DENIAL of the final plat. Section 17.18.020(e)(10)(c) requires dedication of streets, alley, public sites, and easements to the public.

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.

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 _____

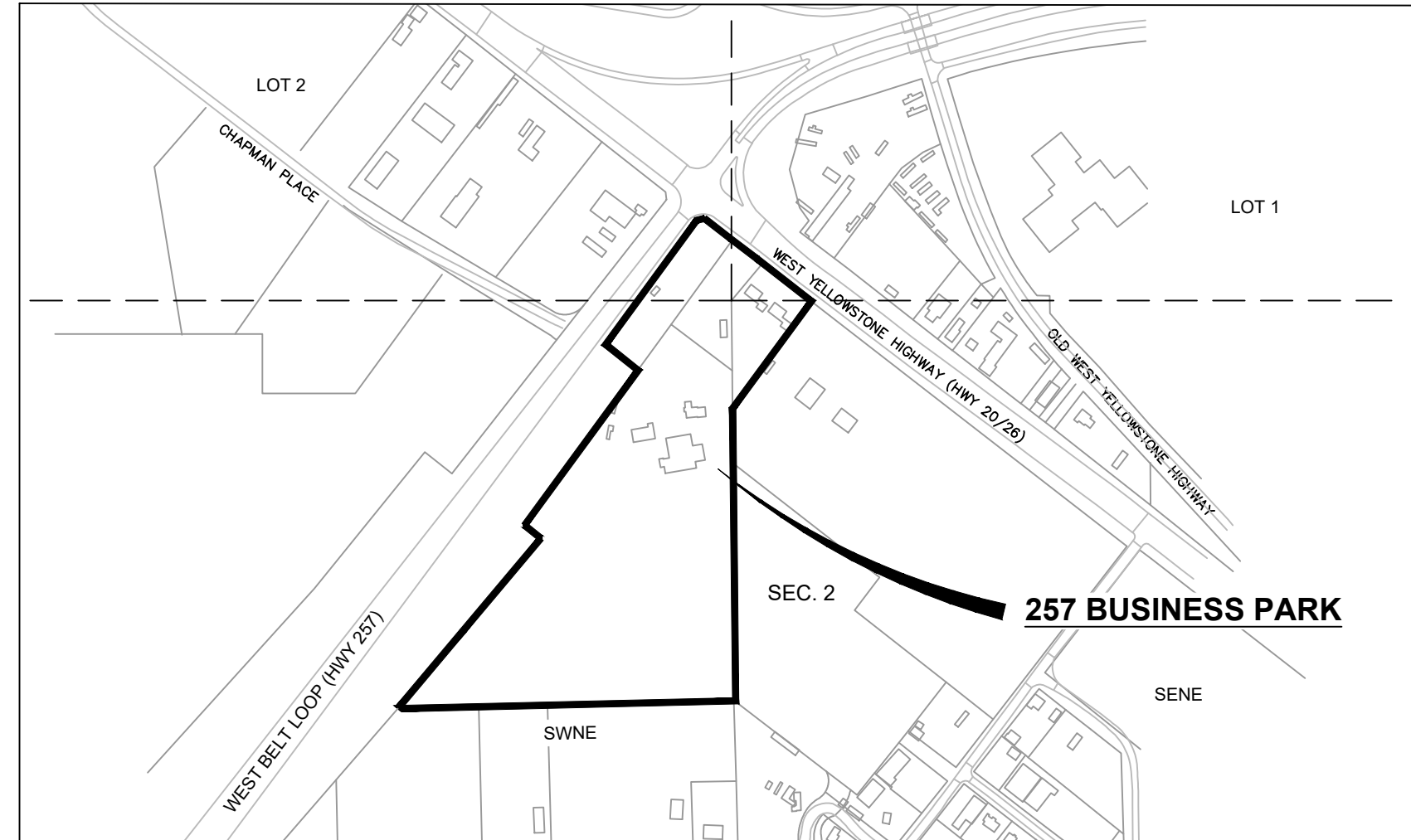
AGENT Signature _____

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: \$ _____

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

CITY ENGINEER
ATTEST: CITY CLERK

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

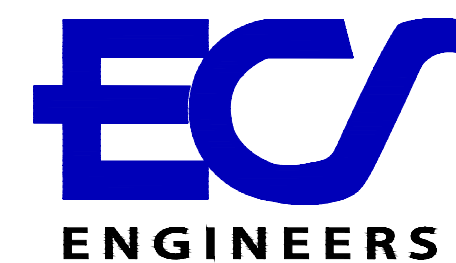
STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

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



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

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

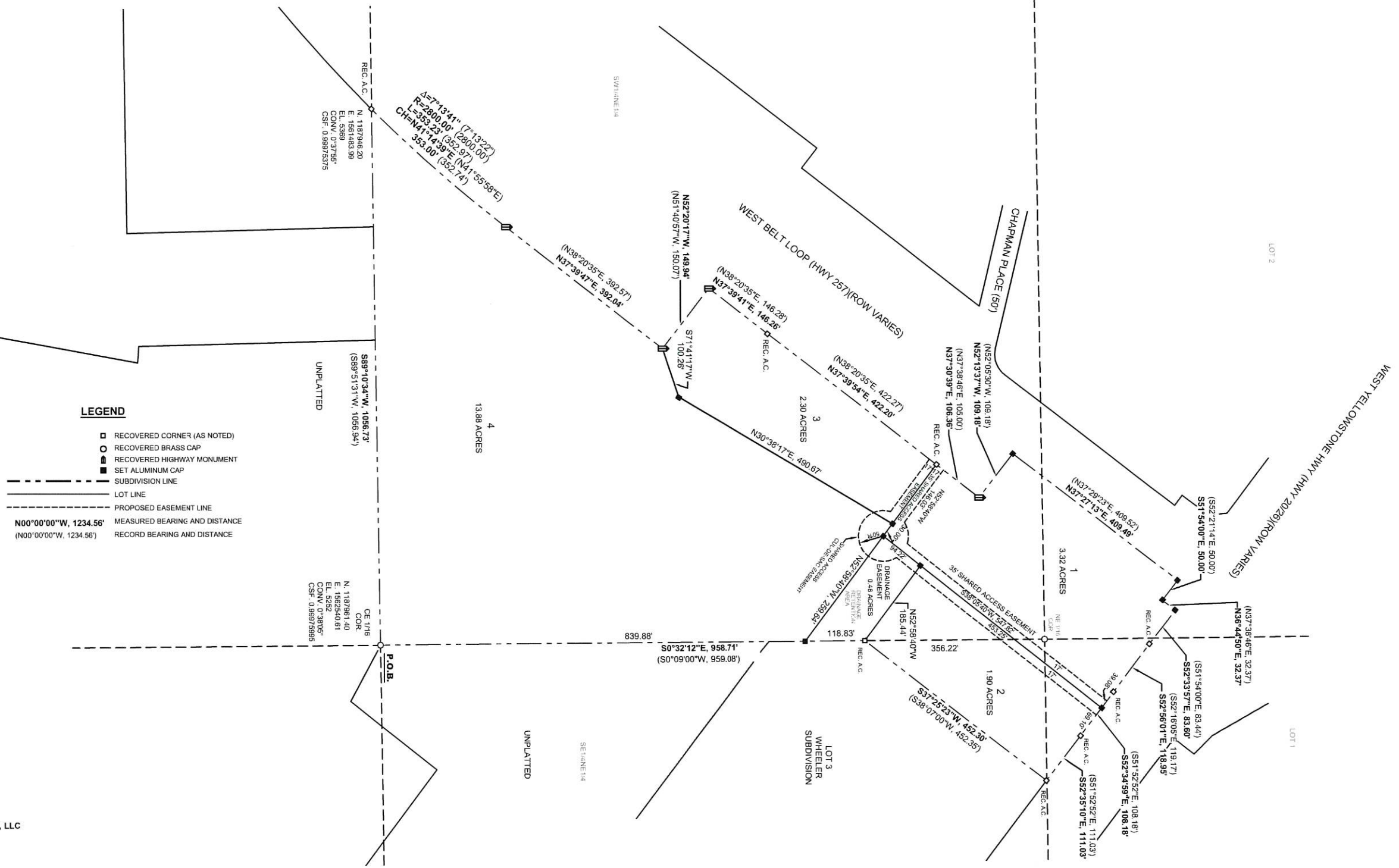
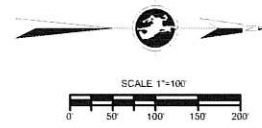
DATE DRAWN:
8.18.2023

DRAWN BY:
S.J.G.

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
- N00°00'00"W, 1234.56'
(N00°00'00"W, 1234.56')



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

Re: 257 Business Park Discussion

Brooke Allen <brooke.allen@wyo.gov>

Tue 10/24/2023 9:17 AM

To: Megan Nelms <Megan@y2consultants.com>

Cc: Mark Ayen <mark.ayen@wyo.gov>; Matt Williams <mwilliams@wlcwyo.com>; mcoleman@millswy.gov <mcoleman@millswy.gov>; Sabrina Kemper <skemper@millswy.gov>

After some discussion, we would be okay not requiring the right hand turn lane off of the West Belt Loop at this time. It is something that may be needed in the future as the remaining parcels are developed and traffic on the West Belt Loop increases. While this would be an ideal time to construct it, it is not a requirement. On West Yellowstone, the existing accesses would have to be condensed to a single access regardless of it being a city street or a private drive. The only difference would be the width allowed based on the classification. Access width would be limited to 40 feet for a private drive but we could allow a larger radius to accommodate turning movements. If the access would be for a platted street, we would defer to local requirements and allow the wider approach. The application process would be the same for either scenario.

The requirement to reduce existing accesses is based on our current spacing requirements. These accesses are permitted for their current use (residential and field). A change of use application would be required to make modifications to the access and its allowable use. This approval would have to go through the Access Review Committee and require a traffic impact study in order to violate the 660 ft spacing requirement. However, the district is willing to approve the single, access, pending the removal of the others, without going through the committee.

Please let me know if there is any other information we can provide.

On Mon, Oct 23, 2023 at 4:45 PM Megan Nelms <Megan@y2consultants.com> wrote:

Hi Brooke,

Thank you for the feedback. I just had a couple other questions. I'm attaching another concept they have come up with and they are still trying to go with "shared access easements". However, we were wondering what the difference between calling out an access easement vs a platted city street would be in terms of the requirements for the right turn lane and existing approaches. On this subdivision, regardless of what they are allowed to put on the subdivision plat, the number of vehicles, turning movements and types of vehicles/trucks would be the same.

Also, there is a Big D Gas Station/Travel Plaza looking to locate on proposed Lot 1. Wouldn't they need to permit the existing approaches (if they were allowed to remain) since it would be a change of use on the property?

In any event, I greatly appreciate your recommendations/requirements and believe they are the solution for the proposed development. I just need a little more background/technical information to be able to explain to the applicant on the City's requirements for platted streets in new subdivisions and how those translate to the access/approach permits and improvements.

Thanks, and let me know of any questions or information you might need.



Megan Nelms, AICP
Senior Planner

p: (307) 632-5656 m: (307) 299-1148
a: 1725 Carey Ave. Cheyenne, WY 82001
w: <http://www.y2consultants.com/>

Define. Design. Deliver.



From: Brooke Allen <brooke.allen@wyo.gov>
Sent: Monday, October 16, 2023 8:50 AM
To: Megan Nelms <Megan@y2consultants.com>
Subject: Re: 257 Business Park Discussion

CAUTION: This email originated from outside of Y2 Consultants. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Megan,

I will not be able to attend due to a conflicting meeting. As discussed, we do not have any issues with the plat as shown pending the removal of the existing access points on the West Yellowstone frontage to allow for the creation of the platted street. This access will violate our access manual so consolidation of existing accesses is necessary to make this allowance. We would require the construction of a right hand turn lane at the West Belt Loop access for safety purposes. Please let me know if there is any additional information I can provide.

On Sun, Oct 15, 2023 at 10:32 AM Megan Nelms <Megan@y2consultants.com> wrote:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 281 010 583 791

Passcode: F4HTLb

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 307-314-3228,,786461514#](#) United States, Laramie

Phone Conference ID: 786 461 514#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

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Brooke Allen
District Traffic Engineer
900 Bryan Stock Trail
Casper, WY 82602
307-473-3224

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

--

Brooke Allen
District Traffic Engineer
900 Bryan Stock Trail
Casper, WY 82602
307-473-3224

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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**

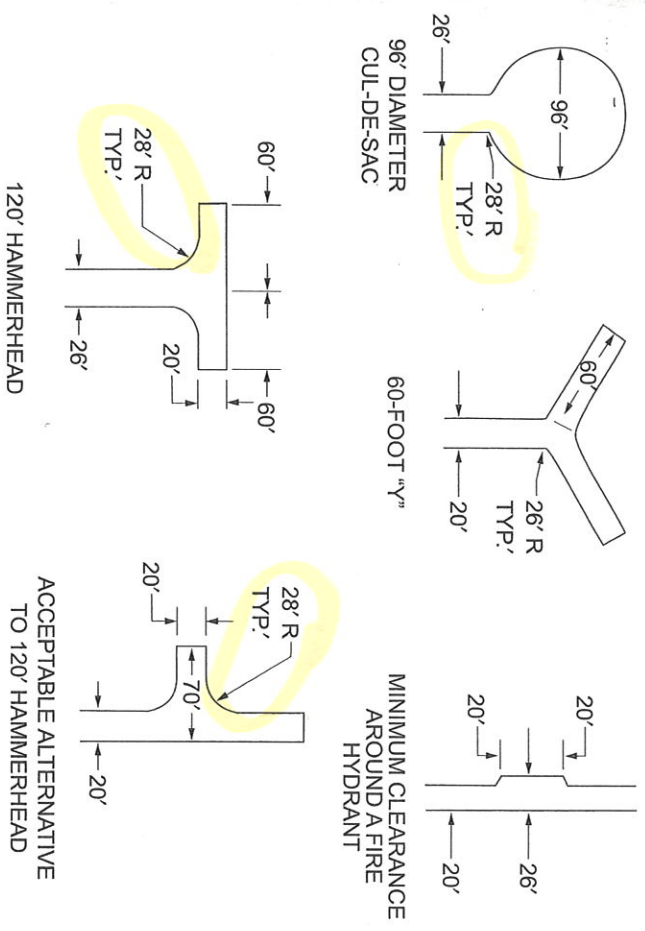
Facilities, buildings or portions thereof constructed shall be accessible to fire apparatus by way of an approved fire apparatus driveway with an asphalt, concrete or other approved driveway.

**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).

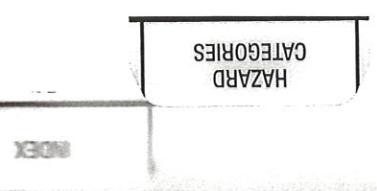
D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

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



304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**



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

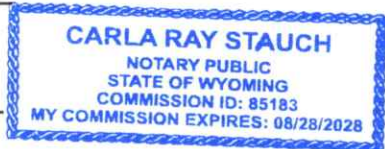
STATE OF WYOMING)
)§
COUNTY OF NATRONA)

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;

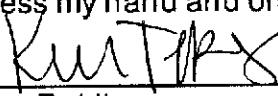
This Quitclaim Deed is executed to extinguish the Grantors' past and future right, title, and interest in and to the described real property. Grantor is releasing and waiving all rights under and by virtue of the homestead exemption laws of the state. This conveyance is subject to covenants, conditions,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

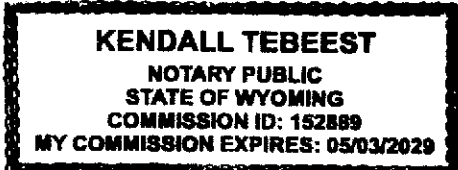


Exhibit A

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.