

## T-LEE Addition

### Annexation

**Planning Commission Meeting**  
May 2, 2024

**City Council Meeting**

**Applicants:** Todd & Terry Lee

**Case Number:** 24.02 FSP

**Agent:** Paul Svenson, WLC Engineering

**Summary:** The applicant is proposing to subdivide approximately 5.93-acres into two (2) lots, one 1.25-acres in size and the other being 4.68-acres in size.

**Legal Description:** A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 7, T33N, R79W

**Location:** The property is located on the southeast curve where 1<sup>st</sup> Street changes to Van Horn Avenue.

**Current Zoning:** ER (Established Residential) & County Zoning – LI (Light Industrial)  
\*the zoning will be changed when the amended Title 17 is adopted.

**Existing Land Use:** There is an existing multi-family apartment structure on proposed Lot 2.

**Adjacent Land Use:** North: Various Commercial Businesses (EB)  
South: Unplatted larger acreage parcels (EI)  
East: Pepper Tank Business (County)  
West: Various Commercial Businesses & Park Land (EB & PLI)

### Planning Considerations:

In April 2024, Todd & Terry Lee submitted the attached petition to annex a parcel of land located in a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 7, T33N, R79W. A portion of this property is already within the City of Mills boundaries, as it appears the 1/16 line within Section 7 was a historical boundary line for annexation for Mills. The portion of the property west of this 1/16 line is in the city limits, while the remainder is outside. This has presented development challenges for the property owner, with a portion of the property being in Natrona County jurisdiction.

There is also an existing multi-family apartment structure on the portion of the property that is within Mills boundary. The owner is ready to move forward with development of the remainder of the property and has timely submitted a petition for annexation and a final subdivision plat to create two separate parcels.

### Annexation Notification

Per statute, notification of the annexation was sent by certified mail to Utility Providers, Natrona County Road & Bridge, and surrounding landowners. No comments were received as of the date of this report.

### **T-LEE Final Subdivision Plat**

The T-LEE final subdivision plat was submitted in conjunction with the petition for annexation. It has been sent to utility providers and the development review group. No comments have been received as of the date of this report.

### **Annexation Procedure**

The proposed annexation is required by Wyoming State Statute to proceed according to the following:

- The city received a signed Annexation Petition containing a legal description and map of the subject property on April 22, 2024.
- After verification by the City that the Petition is complete, the City Council will adopt a resolution certifying compliance with Wyoming Statute.
- A plat of the area to be annexed has been prepared and will be presented to the Planning Commission for recommendation to City Council.
- A public hearing is conducted after the required notification period and an annexation report will be prepared.

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### **Staff Recommendation:**

Staff recommends APPROVAL of the proposed annexation and that the Planning Commission make a ‘do pass’ recommendation to City Council.

### **Planning Commission Recommendation:**

### **City Council Decision:**

## T-LEE Addition

### Final Plat

**Planning Commission Meeting**  
May 2, 2024

**City Council Meeting**

**Applicants:** Todd & Terry Lee

**Case Number:** 24.02 FSP

**Agent:** Paul Svenson, WLC Engineering

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\*the zoning will be changed when the amended Title 17 is adopted.

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**Adjacent Land Use:** North: Various Commercial Businesses (EB)  
South: Unplatted larger acreage parcels (EI)  
East: Pepper Tank Business (County)  
West: Various Commercial Businesses & Park Land (EB & PLI)

### Planning Considerations:

1. Most of the property lies within the floodplain. Show the floodplain zone boundary lines on the plat for clarification.
2. Clarify the 20' wide utility easement shown with the tie along the boundary between Lots 1 & 2 and the 10' utility easement crossing the eastern corner of Lot 1
  - a. The line is different than the symbol for other easements and the line shown in the legend.

3. Cosmetic changes to the plat:
    - a. The 1/16 line is the same symbol as the 'Easement' line in the legend
    - b. Darken the boundary line between Lots 1 & 2
    - c. There are lines running through some of the bearings & distances, making them hard to read, e.g. the top back of curb line and the line near the NE corner of Lot 2, running through the POB information.
    - d. Label the width of Van Horn Avenue
  
  4. Survey Reviews:
    - a. Add a set corner symbol on the easterly property line
    - b. Set brass caps at all perimeter corners
- 

**Staff Recommendation:**

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

**Planning Commission Recommendation:**

**City Council Decision:**



# CITY OF MILLS PETITION FOR ANNEXATION



**DESCRIBING CERTAIN LANDS AND/OR REQUESTING THAT SAID LANDS BE ANNEXED TO AND MADE A PART OF THE MUNICIPAL CORPORATION OF MILLS, WYOMING.**

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

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(*Submittal Deadline*)  
For Meeting on: \_\_\_\_\_

## PLEASE PRINT

### APPLICANT/PROPERTY OWNER(S) INFORMATION:

### AGENT INFORMATION:

Print Owner Name: \_\_\_\_\_

Print Agent Name: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Owner Phone: \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Agent Email: \_\_\_\_\_

### PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): \_\_\_\_\_

Physical address of subject property if available: \_\_\_\_\_

Size of lot(s) \_\_\_\_\_ sq. ft/acres.

Current zoning: \_\_\_\_\_ Current use: \_\_\_\_\_

Intended use of the property: \_\_\_\_\_

Zoning within 300 feet: \_\_\_\_\_ Land use within 300 feet: \_\_\_\_\_

### SUBDIVISION INFORMATION:

1. Proposed Name of Subdivision to be Annexed: \_\_\_\_\_

2. New Legal Description of Land to be Annexed (**Must Provide Area Map**): \_\_\_\_\_

3. Size of Proposed Subdivision; Square Feet and/or Acres \_\_\_\_\_

4. Number of Lots and Blocks \_\_\_\_\_

5. Present Zoning, City or County \_\_\_\_\_

6. Proposed Zoning \_\_\_\_\_

7. Ultimate Land Use \_\_\_\_\_

8. Present Land Use \_\_\_\_\_

9. Proposed Use of Land \_\_\_\_\_

10. Open Space or Public Sites Dedication:

A. Land Allocation \_\_\_\_\_

B. Cash Payment \_\_\_\_\_

C. (Commercial and Industrial areas only) Landscaping \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

11. FEES: Per Wyoming State Statute costs to prepare Annexation Reports can be charged to the Petitioner.

12. Surrounding land uses, zoning, and status:

	<u>LAND USE</u>	<u>ZONING</u>	<u>CITY OR COUNTY</u>
NORTH	_____	_____	_____
SOUTH	_____	_____	_____
EAST	_____	_____	_____
WEST	_____	_____	_____

13. Percent of the perimeter of the area proposed for annexation which is adjacent to the city limits:

\_\_\_\_\_

**SIGNATURE(S):**

The following owner(s) signature(s) represent a majority of the landowners owning a majority of the area sought to be annexed and signify that all information on the complete annexation application is correct, and that each owner has read and thoroughly understands all annexation information and requirements.

Sign Name (Property Owner): Todd R. Lee Date: 4-22-24  
 Print Name (Property Owner): Todd R Lee  
 Description of Land Owned: A portion of the SW¼NE¼ and SE¼NE¼ Section 7, T33N, R79W

Sign Name (Property Owner): \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name (Property Owner): \_\_\_\_\_  
 Description of Land Owned: \_\_\_\_\_

Sign Name (Property Owner): \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name (Property Owner): \_\_\_\_\_  
 Description of Land Owned: \_\_\_\_\_

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 Description of Land Owned: \_\_\_\_\_

Sign Name (Property Owner): \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name (Property Owner): \_\_\_\_\_  
 Description of Land Owned: \_\_\_\_\_



**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: \_\_\_\_\_  
 Return by: \_\_\_\_\_  
 (Submittal Deadline)  
 For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** \_\_\_\_\_

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: \_\_\_\_\_  
 Owner Mailing Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Owner Phone: \_\_\_\_\_  
 Applicant Email: \_\_\_\_\_

**AGENT INFORMATION:**

Print Agent Name: \_\_\_\_\_  
 Agent Mailing Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Agent Phone: \_\_\_\_\_  
 Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): \_\_\_\_\_  
 Physical address of subject property if available: \_\_\_\_\_  
 Size of lot(s) \_\_\_\_\_ sq. ft/acres:  
 Current zoning: \_\_\_\_\_ Current use: \_\_\_\_\_  
 Intended use of the property: \_\_\_\_\_  
 Zoning within 300 feet: \_\_\_\_\_ Land use within 300 feet: \_\_\_\_\_

**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: \_\_\_\_\_  
 (Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: \_\_\_\_\_ Number of Feet to be Vacated: \_\_\_\_\_

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

**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:

OWNER Signature     *Todd R. Lee*    

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:</b> _____ <b>Proof of ownership provided:</b> _____ <b>Fee Paid: \$</b> _____
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# ANNEXATION AND PLAT OF "T-LEE" AN ADDITION TO THE CITY OF MILLS, WYOMING A SUBDIVISION OF PORTIONS OF THE SW1/4NE1/4, SE1/4NE1/4, SECTION 7, TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

### DEDICATION STATEMENT

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022 does hereby certify that they are the owner and proprietor of the foregoing Parcel of land being a portion of the SW1/4NE1/4, SE1/4NE1/4, Section 7, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and an annexation of a portion of said SE1/4NE1/4, Section 7, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most northerly corner of the Parcel being described and the most easterly corner of the Wade Kindel Tract and a point in the southwesterly line of the Pepper Tank Tract and from which point the northeasterly corner of said SW1/4NE1/4, Section 7, bears N29°48'15"E, 311.02 feet; thence from said Point of Beginning and along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S52°14'16"E, 41.55 feet to a point; thence, S47°56'01"E, 161.05 feet to a point; thence, S40°53'01"E, 238.08 feet to a point; thence, S39°35'01"E, 75.74 feet to a point; thence, S56°58'01"E, 70.96 feet to a point; thence, S50°17'01"E, 109.03 feet to a point in and an intersection with the westerly line of a Pepper Tank Tract and being the most easterly corner of said Parcel; thence along the easterly line of said Parcel and the westerly line of said Pepper Tank Tract, S26°04'28"W, 412.64 feet to the most southerly corner of said Parcel and a point in and an intersection with the northeasterly line of the former C & NW Railroad; thence along the southwesterly line of said Parcel and northeasterly line of said former C & NW Railroad, N59°16'38"W, 201.16 feet to the beginning of a curve; thence along the arc of a true curve to the right and having a radius of 2699.38 feet, and the long chord of which bears N56°24'34"W, 270.10 feet, through a central angle of 5°44'08", 270.21 feet to a point of intersection with a non-tangential line and a point in and an intersection with the southeasterly line of Vanhorn Avenue; thence along the westerly line of said Parcel and the southeasterly line of said Vanhorn Avenue, N40°03'04"E, 160.23 feet to the beginning of a curve; thence along the arc of a true curve to the left and having a radius of 125.00 feet, and the long chord of which bears N1°38'34"W, 166.29 feet, through a central angle of 83°23'15", 181.92 feet to a point of intersection with a non-tangential line; thence, N43°13'33"W, 239.67 feet to the most westerly corner of said Parcel and a point in and an intersection with the southerly corner of said Wade Kindel Tract; thence along the northwesterly line of said Parcel and the southeasterly line of said Wade Kindel Tract, N47°05'52"E, 198.30 feet to said Point of Beginning and containing 5.939 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The annexation and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "T-LEE" an addition to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022  
523 EAST C STREET  
CASPER, WYOMING 82601

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022  
TODD R. LEE, TRUSTEE

STATE OF WYOMING }  
COUNTY OF NATRONA } SS  
The foregoing instrument was acknowledged before me by TODD R. LEE, TRUSTEE, TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022  
TERRY E. LEE, TRUSTEE

STATE OF WYOMING }  
COUNTY OF NATRONA } SS  
The foregoing instrument was acknowledged before me by TODD R. LEE, TRUSTEE, TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

### APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. \_\_\_\_\_ duly passed, adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest: \_\_\_\_\_ Attest: \_\_\_\_\_  
City Clerk Mayor

Inspected and approved this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer

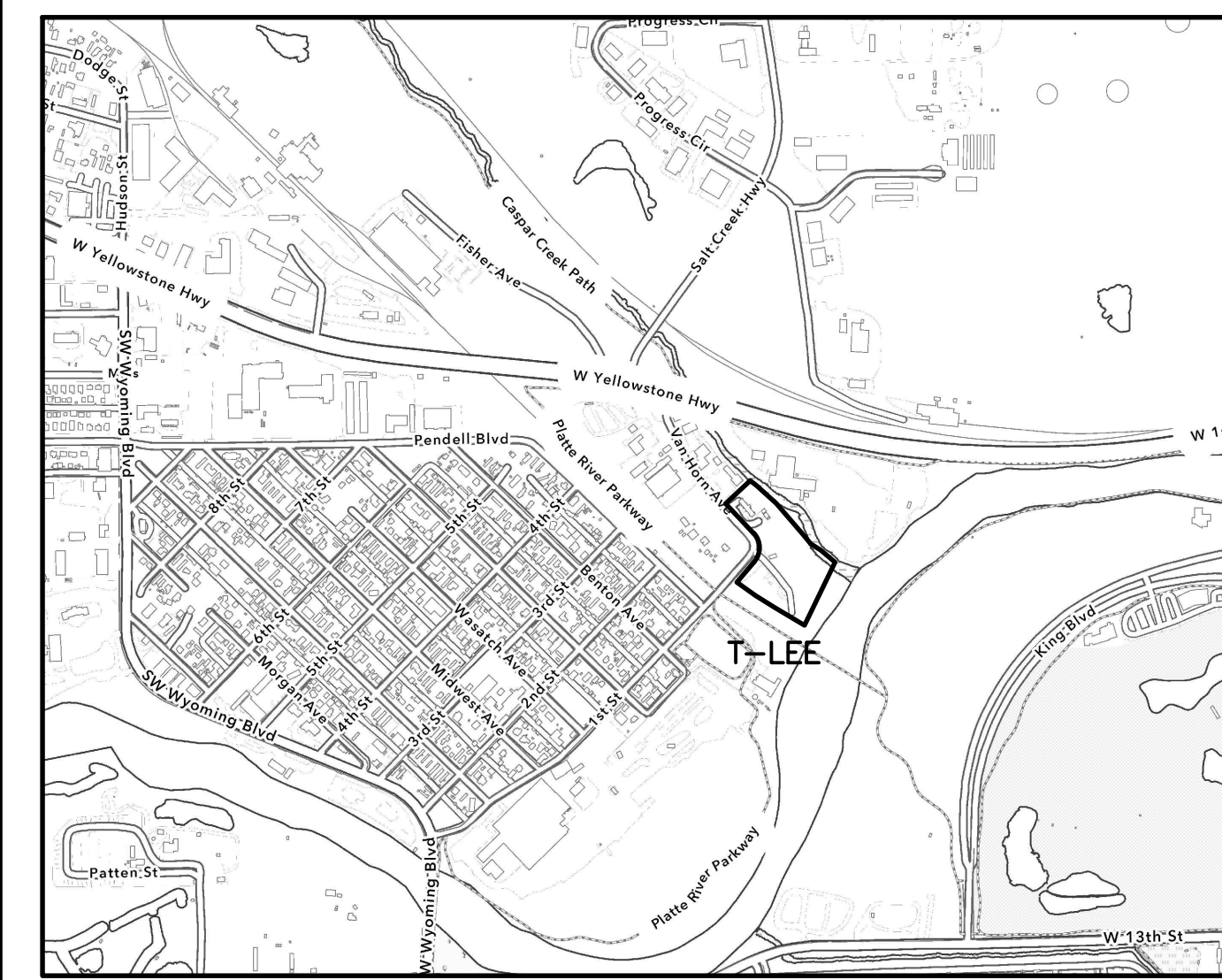
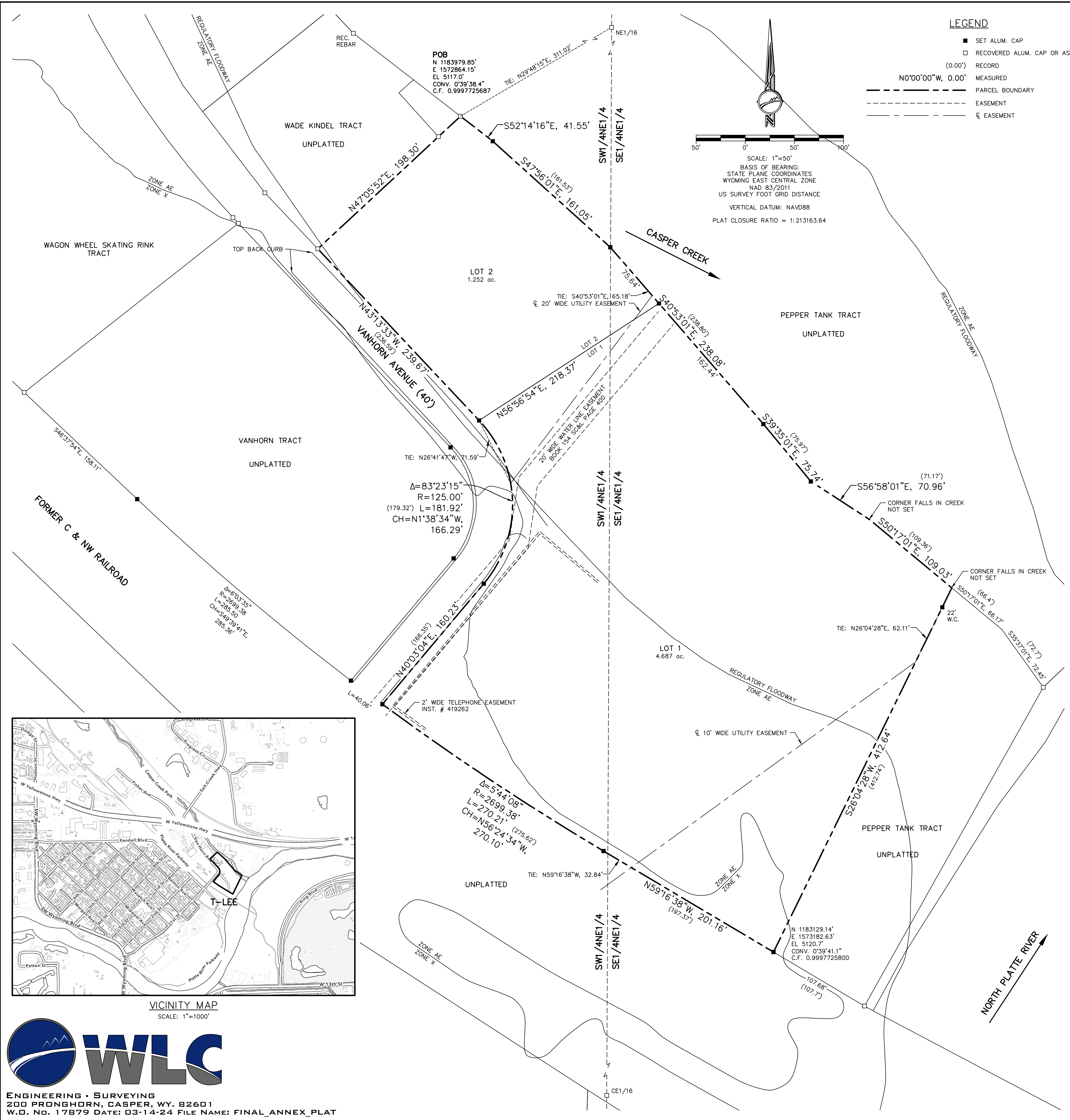
### SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of March, 2024 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



- LEGEND**
- SET ALUM. CAP
  - RECOVERED ALUM. CAP OR AS NOTED
  - (0.00') RECORD
  - MEASURED
  - PARCEL BOUNDARY
  - - - EASEMENT
  - ⊕ EASEMENT

SCALE: 1"=50'  
BASIS OF BEARING:  
STATE PLANE COORDINATES  
WYOMING EAST CENTRAL ZONE  
NAD 83/2011  
US SURVEY FOOT GRID DISTANCE  
VERTICAL DATUM: NAVD88  
PLAT CLOSURE RATIO = 1:213163.64



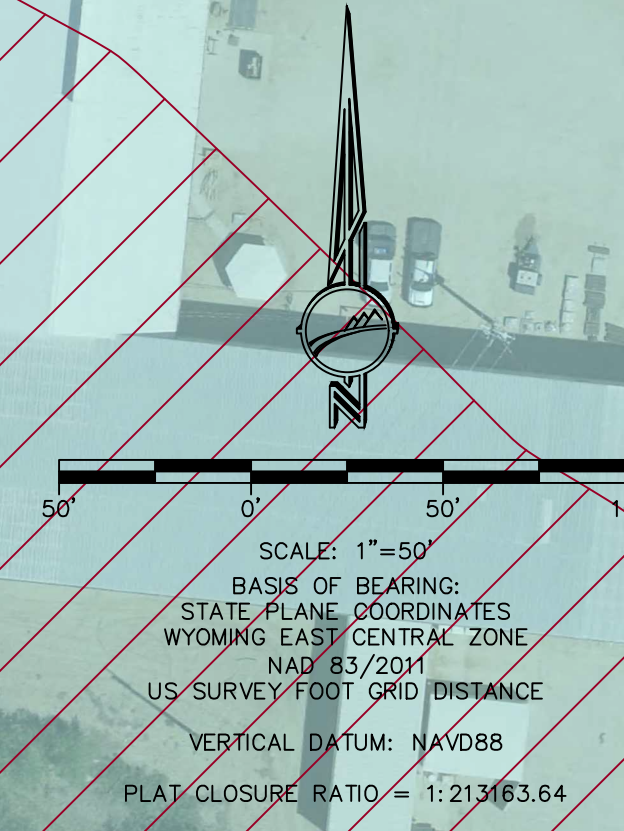
**WLC**  
ENGINEERING • SURVEYING  
200 PRONGHORN, CASPER, WY. 82601  
W.O. NO. 17879 DATE: 03-14-24 FILE NAME: FINAL\_ANNEX\_PLAT



**ANNEXATION AND PLAT OF  
"T-LEE"**  
AN ADDITION TO THE CITY OF MILLS, WYOMING  
A SUBDIVISION OF PORTIONS OF  
THE SW1/4NE1/4, SE1/4NE1/4, SECTION 7  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING

**LEGEND**

- SET ALUM. CAP
- RECOVERED ALUM. CAP OR AS NOTED
- ← CULVERT
- ◆ PIPELINE MARKER
- POWER POLE
- ⊞ ELECTRIC METER
- ⊙ SANITARY MANHOLE
- STORM INLET
- TELEPHONE PEDESTAL
- TELEPHONE PULLBOX
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ RECORD
- MEASURED
- PARCEL BOUNDARY
- - - EASEMENT
- G - G - G GASLINE
- P - P - P POWERLINE
- - - ST STORM SEWER
- ▨ REGULATORY FLOODWAY
- ▨ FLOOD ZONE AE



**DEDICATION STATEMENT**  
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Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.  
The annexation and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "T-LEE" an addition to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022  
523 EAST C STREET  
CASPER, WYOMING 82601

TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022  
TODD R. LEE, TRUSTEE

STATE OF WYOMING }  
COUNTY OF NATRONA } SS  
The foregoing instrument was acknowledged before me by TODD R. LEE, TRUSTEE, TODD R LEE & TERRY E LEE REVOCABLE TRUST 12/14/2022 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

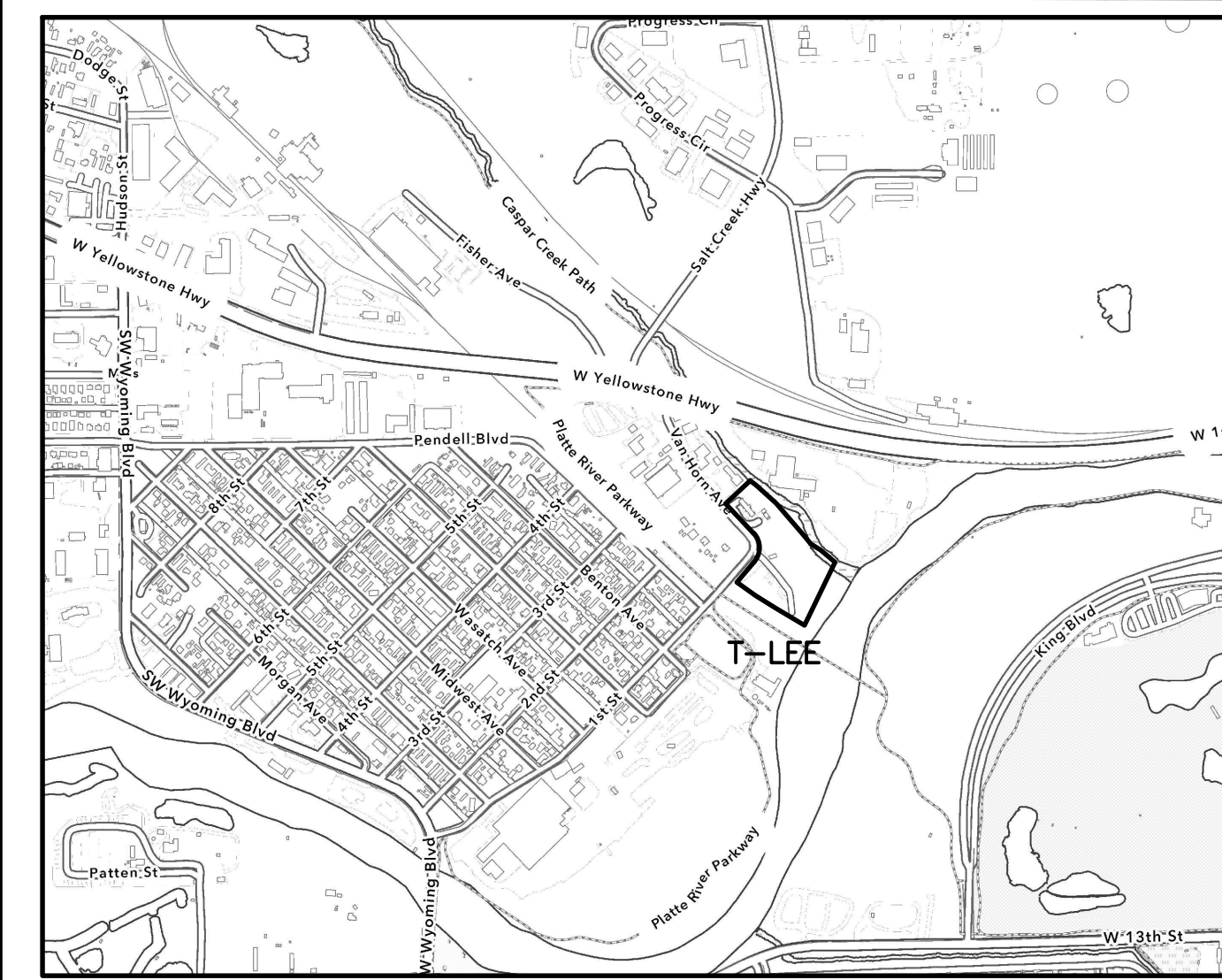
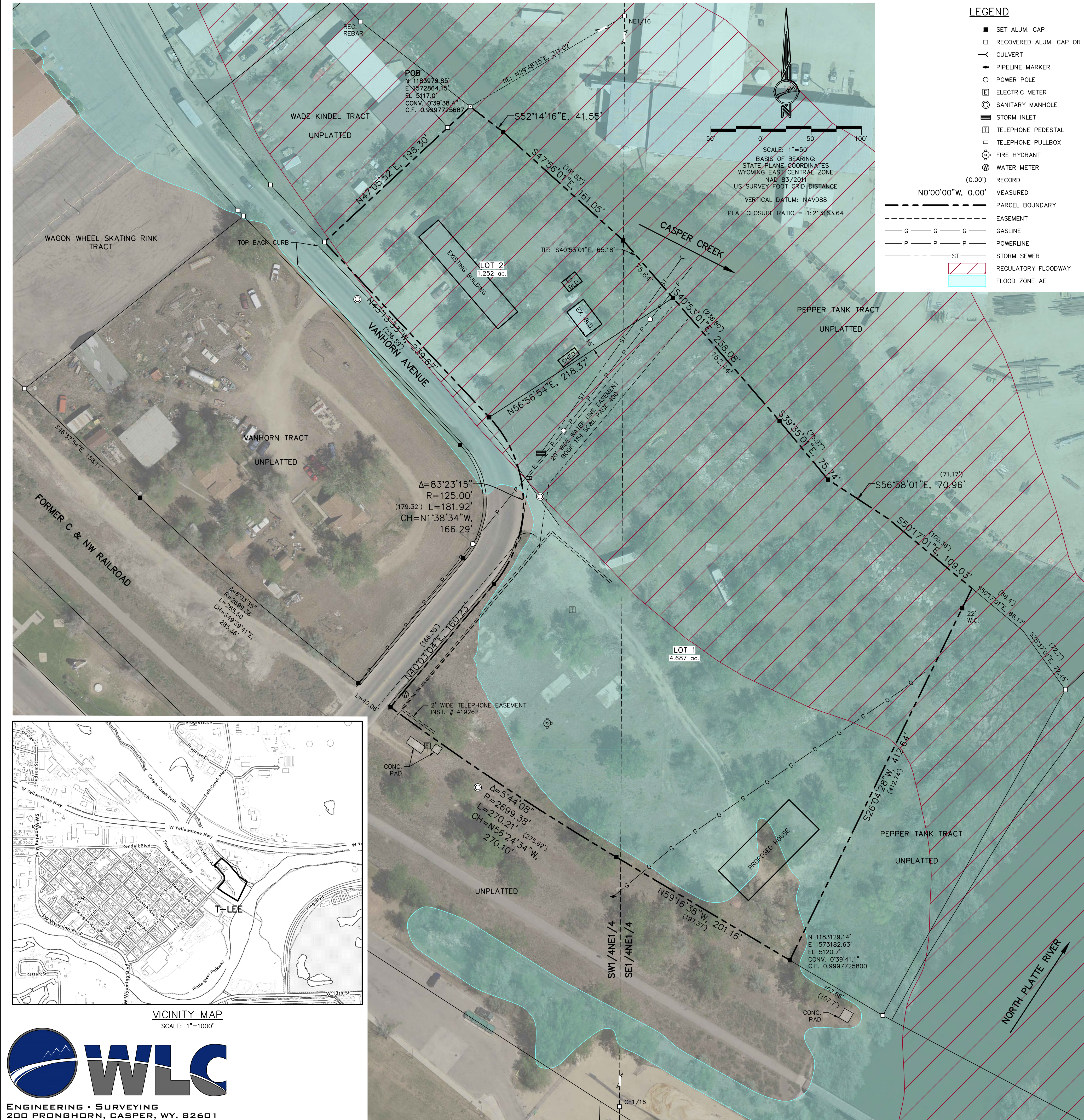
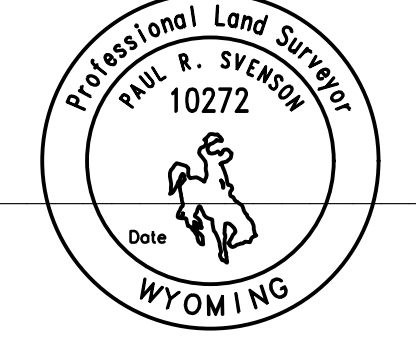
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TERRY E. LEE, TRUSTEE

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COUNTY OF NATRONA } SS  
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NOTARY PUBLIC

**APPROVALS**  
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Attest: \_\_\_\_\_ Attest: \_\_\_\_\_  
City Clerk Mayor  
Inspected and approved this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
City Engineer

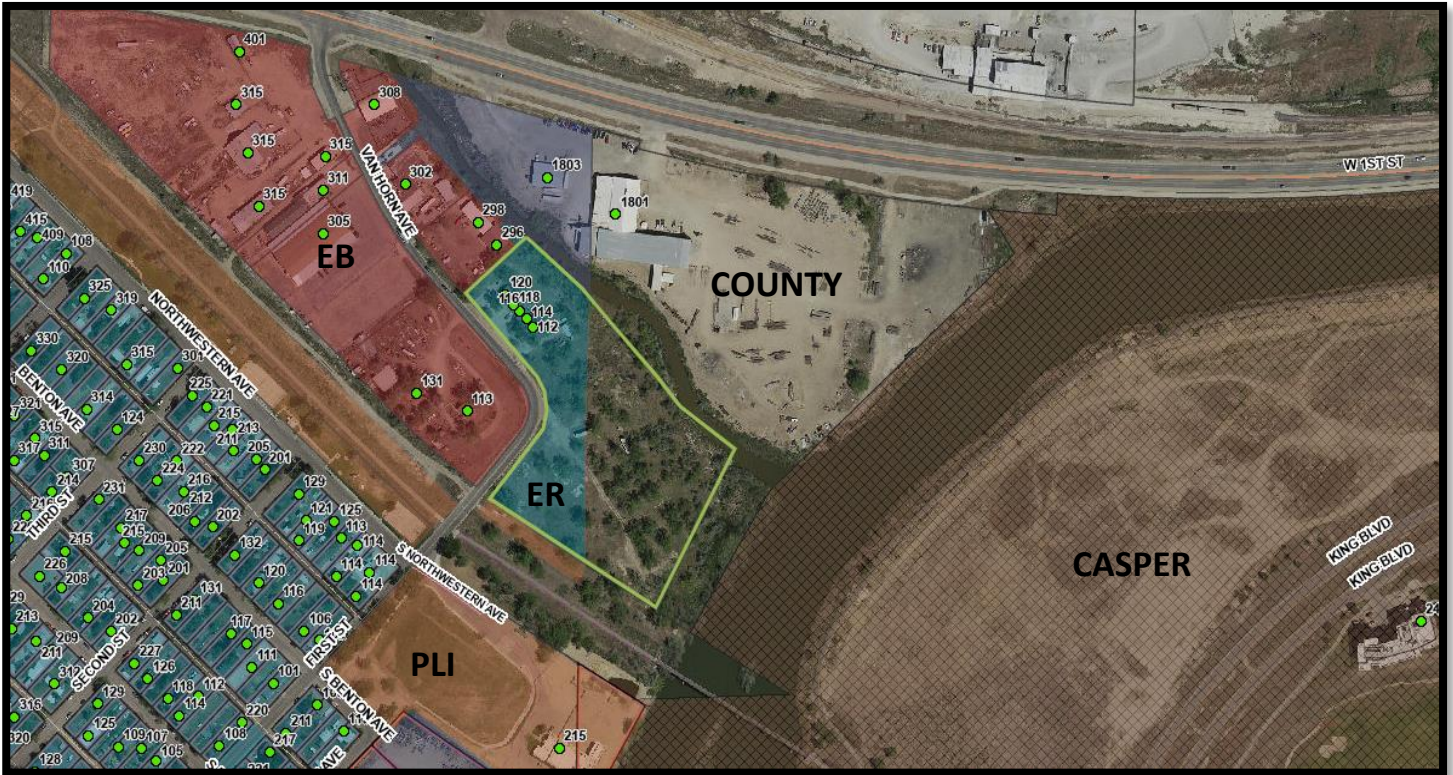
**SURVEYORS CERTIFICATE**  
I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of March, 2024 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



PL. CLIENT: TODD R. LEE, TERRY E. LEE; PROJECT: ANNEXATION AND PLAT OF "T-LEE"; DRAWN BY: WLC



# T-LEE Addition – Final Resubdivision 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 Buisness		Mills, MU: Mixed Use
	Mills, EI: Established Industrial		Mills, UA: Urban Agriculture
			Mills, UR: Urban Agriculture Residential

**WARRANTY DEED**

Todd Lee and Terry Lee, both individually and as husband and wife as tenants by the entireties ("Grantors"), for Ten Dollars and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY AND WARRANT to Todd R. Lee and Terry E. Lee, Trustees of the Todd R. Lee and Terry E. Lee Revocable Trust, dated December 14, 2022, (the "Grantees"), whose mailing address is PO BOX 2151, Mills, WY 82644, the following described real estate located in Natrona County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

**Tract 1:**

Lots 1 and 2, Block 59, Casper Addition, an addition to the City of Casper, Natrona County Wyoming, together with all improvements thereon situate, and commonly known as:

523 East 'C' Street and 351 North Kimball, Casper, Wyoming 82601;

**Tract 2:**

Beginning at the NW corner of the SE quarter of the NE quarter of Sec. 16, T 21N, R 87 W of the 6<sup>th</sup> PM: thence East 108.00 ft along the North side of the SE quarter of the NE quarter of said SEC. 16; thence South parallel to the West side of the SE quarter of the NE quarter of said Sec. 16, 201.66 ft; thence West 108.00 ft. to the West side of the SE quarter of the NE quarter of said Sec. 16; thence North 201.66 ft. along the West side of the SE quarter of the NE quarter of said Sec. 16 to the point of beginning; said piece of land being in the SE quarter of the NE quarter of Sec. 16, T 21 N, R87 W of the 6<sup>th</sup> PM and containing .500 acres, more or less in the County of Carbon, State of Wyoming;

**Tract 3:**

LOT 1, BLOCK 13, TOWN OF MILLS, NATRONA COUNTY, WYOMING, TOGETHER WITH ALL IMPROVEMENTS THERON SITUATE;

**Tract 4:**

A Parcel located in and being a portion of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> and SW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 7, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most northerly corner of the Parcel being described and also the northeasterly corner of that certain Tract identified as the House of Printing Tract and as described by deed recorded in the Office of the County Clerk of Natrona County, Wyoming as Instrument No. 471790 and also a point in the southerly line of that certain Tract identified as the Pepper Tank Tract and as described by deed recorded in the Office of the County, Clerk of Natrona County, Wyoming as Instrument No. 447477 and from which point the northeasterly corner of said SW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 7 bears N.42°10'14"E., 308.75 feet; thence from said Point of Beginning and along the northeasterly line of the Parcel being described and also the southwesterly line of said Pepper Tank Tract as described in Instrument No. 447477, S.51°42'58"E., 102.54 feet to a point, thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S.47°14'58"E., 161.53 feet to a point; thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S.40°11'58"E., 238.80 feet to a point; thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S.38°53'58"E., 75.97 feet to a point; thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S.56°16'58"E. 71.17 feet to a point; thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Pepper Tank Tract, S.49°35'58"E., 109.36 feet to the most easterly corner of said Parcel; thence along the southeasterly line of said Parcel and



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NATRONA COUNTY CLERK

Tracy Good  
Recorded: CC  
Fee: \$15.00  
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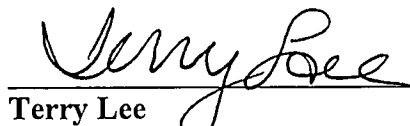
northwesterly line of said Pepper Tank Tract as described in Instrument No. 447477, S.26°39'02"W., 412.74 feet to the most southerly corner of said Parcel and a point in an intersection with the northeasterly right-of-way line of the Union Pacific Railroad; thence along the southwesterly line of said Parcel and northeasterly right-of-way line of said Railroad, N.58°39'42"W., 197.37 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 2700.00 feet and through a central angle of 5°50'56", northwesterly, 275.62 feet and the chord of which bears N.55°44'14"W., 275.50 feet to the southwesterly corner of said Parcel and a point in and intersection with the southeasterly line of 40 feet wide Van Horn Avenue as described in that deed recorded in the Office of the County Clerk of Natrona County. Wyoming as Instrument No. 373137; thence along the northwesterly line of the Parcel being described and also the southeasterly line of said Van Horn Avenue as described in Instrument No. 373137, N.39°27'41"E., 166.35 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 125.00 feet and through a central angle of 82°11'44", northwesterly, 179.32 feet and the chord of which bears N.1°38' 11"W., 164.34 feet to a point of tangency; thence along the southwesterly line of said Parcel and the northeasterly line of said Van Horn Avenue as described in Instrument No. 373137, N.42°44'03"W., 236.59 feet to a point and most westerly corner of said Parcel and a point in and intersection with the southeasterly line of said House of Printing Tract as described in Instrument No. 366917; thence along the northwesterly line of said Parcel and southeasterly line of said House of Printing Tract as described in Instrument No. 366917, N.47°43'02"E., 165.82 feet to a point and most easterly corner of said House of Printing Tract; thence along the northeasterly line of said House of Printing Tract as described in Instrument No. 366917, N.42°17'W., 59.99 feet to a point and most northerly corner of said House of Printing Tract and a point in the southeasterly line of said House of Printing Tract as described in Instrument No. 471790; thence along the northwesterly line of said Parcel and the southeasterly line of said House of Printing Tract as described in Instrument No. 471790, N. 47°43'02"E., 20.51 feet to the Point of Beginning and containing 5.991 acres, more or less.

together with all rights, property and interests appurtenant thereto, including without limitation, all buildings, improvements and fixtures located on the real estate, and all easements and rights-of-way pertaining thereto, but subject to all rights-of-way, easements, exceptions, reservations, conditions, covenants and restrictions presently of record, the provisions of which touch and concern, or pertain to, the above-described real estate.

The above-described real estate and the rights, property and interests appurtenant thereto, and any proceeds resulting from the sale or disposition thereof, shall retain its immunity from the claims of Grantees' separate creditors as if the property had remained held by the entireties in accordance with W.S. § 4-10-402(c).

IN WITNESS WHEREOF, Grantors execute this instrument this 14th day of December, 2022.

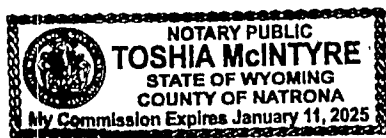
  
Todd Lee

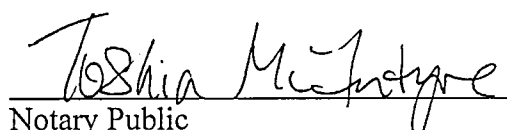
  
Terry Lee

STATE OF WYOMING     )  
                                          ss:  
COUNTY OF NATRONA    )

The foregoing instrument was acknowledged before me by Todd Lee and Terry Lee, as husband and wife as tenants by the entireties, this 14th day of December, 2022.

(Seal)



  
Notary Public

My Commission Expires: 1-11-25