

PLANNING & ZONING
December 04, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Laura Miramontes
Robin Baye

AGENDA

MILLS CITY PLANNING COMMISSION

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

CONSENT AGENDA

Minutes

- [1.](#) Meeting Minutes 11-6-25

AGENDA ITEM

- [2.](#) Midway Subdivision Replat
- [3.](#) Ridgewest Replat

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - XX:XX PM DAY, MONTH XX, 20XX

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

PLANNING & ZONING
November 06, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Laura Miramontes
Robin Baye

MINUTES

MILLS CITY PLANNING COMMISSION MEETING MINUTES

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

CONSENT AGENDA

Minutes

1. Planning Commission Meeting Minutes 10-2-25

AGENDA ITEM

2. Staff Report
3. Vision Beyond Borders Site Plan Review

Approached city to amend site plan, requesting a delay paving the parking lot, due to scheduling issues, paving usually ends around Thanksgiving.

Need extension and amendment to site plan for occupancy permit, transitions from Radio to Wyoming Blvd, no direct dirt to pavement

Staff recommends approval.

No comments, Motion: Bryson, Baye seconded,

4. Title 17 Amendment for Simulcasting & Gaming

City council, to include simulcasting and gaming, draft amendments, intention here is to align title 17 to address, legislation General commercial in C1 zoning, identifies simulation and gaming, gives city regulatory authority. Hide away bar, Diesel,

Hideaway bar

Planning recommending approval.

Robin, looks like it's mostly bars, grocery stores,

Casey detailed the difference in the games, traditional slot style, Arcade, small winnings, Horse racing more online with real gambling.

Chris – Code changes in preparation of what may happen, does change how you would think of zoning in general, and permits to build on to zone. Gaming, why would the legislation want to move towards this. Proposing here for us to get ahead of this.

Baye – How many companies own the machines,

Mayor, packaged liquor or cig sales,

Gudger – is there a reason

Right now we have 3, there

Over reach in to local control.

Hours window operations, facilitate police response hours. Increasing the alcohol consumption

BRyaon had questions about parking and landscaping.

Tentatively

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

ADJOURNMENT 6:30

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - December 4, 2025 at 5:30pm

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.



Midway Subdivision – Replate & Minor Adjustment
Ridge West – Mountain Meadows No.2, Lot 2A Replat
Staff Report

Planning and Zoning Commission
December 4th, 2025

Applicants: Tetral Corp – Greenbriar Partners

Agent: JKC Engineering - ECS ENGINEERS

Summary:

- Tetral Corp. is seeking to replat Lots 6-11 and Tract A of the Midway Subdivision, combining all affected areas into a single parcel.
- Tetral Corp. is seeking a minor boundary adjustment pertaining to Lots 15 & 16 of the Midway Subdivision.
- Greenbriar Partners is seeking approval of the Mountain Meadows No. 2, Lot 2A plat. A version of this plat has already been reviewed, but meaningful changes necessitate a secondary review.

Planning Considerations:

1. Staff has reviewed the Tetral Corp. submittals regarding Lots 6-11 and Lots 15 & 16, finding them to be complete and accounting for the demands of Mills Title 17 (Ord. 823).
 - a. The replating of Lots 6-11 maintains all frontages along Midway Road and avoids creating flag lots or isolated parcels.
 - b. The replating maintains buildability with no conflicts observed.
 - c. The replating accounts for heavy easement encumbrances,
 - d. The replating of Lots 6-11 generally alters no infrastructure standards and maintains compliance with land use standards pertaining to lot size and use standards.
 - e. The replating of Lots 6-11 generally presents no impact on the area with regard to access, traffic capacity, or utility capacity.
2. Staff has reviewed the Greenbriar Partners submittal regarding Mountain Meadows No. 2, Lot #2A, finding them to be complete and accounting for the demands of Title 17 (Ord. 823).
 - a. The replat is consistent with R1 zoning, with lots having a minimum size of 6k sq ft. and some lots being much larger.
 - b. The street network provided is suitable for residential occupancy, and all easement layouts are clearly identified.
 - c. Drainage tracts are defined, and preliminary stormwater routing appears consistent with municipal standards.
 - d. Requirements for subdivision design and platting, including legal lot description, boundary monumentation, and the depiction of access, easements, and public improvements, as required by Title 17, are clearly identified.
 - e. Public Works/Water/Wastewater and confirms that existing municipal infrastructure is adequate or planned to service the development.

704 Fourth Street
PO BOX 789
Mills, Wyoming



(307) 234-6679
(307) 234-6528 Fax

Item # 2.

- f. The replat, having substantially changed, necessitated review by the planning commission; it is noted that a public hearing noticed via direct mail and publishing concerning this replat is to occur on 12/23/2025 at 7:00 PM.

Staff Recommendation:

Staff recommends APPROVAL of the Midway Replat Lots 6-11 and Tract A

Staff recommends APPROVAL of the Ridge West Replat

Planning Commission Recommendation:

City Council Decision:



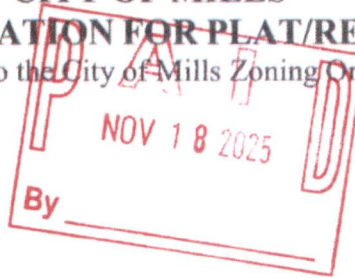
CITY OF MILLS

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: 11/18/25
 Return by: _____
 (Submittal Deadline)
 For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Lewis James - JKC Engineering

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
 Tetral Corporation of Casper
 Owner Mailing Address: _____
 P.O. Box 4600
 City, State, Zip: Casper, WY 82604
 Owner Phone: (307)235-2922
 Applicant Email: steve@71construction.com

AGENT INFORMATION:

Print Agent Name: _____
 JKC Engineering
 Agent Mailing Address: _____
 330 S. Center Street Suite 407
 City, State, Zip: Casper, WY 82601
 Agent Phone: (307)265-4601
 Agent Email: lewis@jkcengineering.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 15 & 16 of Midway Subdivision
 Physical address of subject property if available: _____
 Size of lot(s) 1.07AC and 1.32 AC sq. ft./acres: _____
 Current zoning: E-I Established Industrial Current use: E-I Established Industrial
 Intended use of the property: Industrial Usage
 Zoning within 300 feet: E-I Established Industrial Land use within 300 feet: Industrial

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: See Minor Boundary Adjustment Plat
 (Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: See Plat Number of Feet to be Vacated: N/A

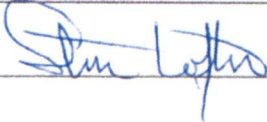
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

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 _____



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: \$ _____



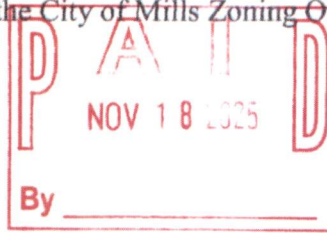
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 Tetral Corporation of Casper
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 P.O. Box 789
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 Owner Phone: (307)235-2922
 Applicant Email: steve@71construction.com

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Print Agent Name: _____
 JKC Engineering
 Agent Mailing Address: _____
 330 S. Center Street Suite 407
 City, State, Zip: Casper, WY 82601
 Agent Phone: (307)265-4601
 Agent Email: lewis@jkcengineering.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): SE1/4NW1/4, Section 5, T32N R79W

Physical address of subject property if available: _____

Size of lot(s) 0.42AC to 21.09 AC sq. ft./acres: _____

Current zoning: E-I Established Industrial Current use: E-I Established Industrial

Intended use of the property: Industrial Usage

Zoning within 300 feet: E-I Established Industrial Land use within 300 feet: Industrial

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: See Replat
 (Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: See Replat Number of Feet to be Vacated: N/A

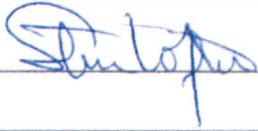
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

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 _____



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: \$ _____

WARRANTY DEED

JOHNSTON DEVELOPMENT COMPANY, a partnership, grantor, of Natrona County, and State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to TETRAL CORPORATION, a Wyoming corporation, grantee, of P. O. Box 4600, Casper, Natrona County, Wyoming, the following described real estate situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 33 North, Range 79 West, 6th P.M.

Section 6: SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCLUDING THE FOLLOWING:

A strip of land twenty-five (25') feet wide, running diagonally in, upon and across the Northwest Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the East half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Six (6), Township thirty-three (33) North, Range Seventy-nine (79) West, in Natrona County, Wyoming, said strip running in a northeasterly and southwesterly direction, which said strip of land is by metes and bounds particularly described as follows, to-wit:

Beginning on the east line of the Southwest quarter of the Northwest Quarter of Section 6, Township 33 North, Range 79 West of the 6th Principal Meridian, 708 feet north of the Southwest corner of the Southeast quarter of the Northwest quarter and at Survey Station 38 & 22.

Thence:

<u>Course</u>	<u>Distance</u>	<u>Station</u>
North 65°32' East	151.1 feet	38.0 + 22.0 to 39.0 + 73.1
3° C.L. Central Angle 16°30'	550.0 feet	39.0 + 73.1 to 45.0 + 23.1
North 49°52' East	21.7 feet	45.0 + 23.1 to 45.0 + 44.8
4° C.L. Central Angle 8°24'	210.0 feet	45.0 + 44.8 to 47.0 + 54.8
North 40°38' East	40.6 feet	47.0 + 54.8 to 47.0 + 95.4
2° C.R. Central Angle 10°38'	531.7 feet	47.0 + 95.4 to 53.0 + 27.1
North 51°16' East	1547.0 feet	53.0 + 27.1 to 68.0 + 74.1

Thence, on a seven degree curve left, central angle 27 degrees 18' 12.0 feet to a point on the North line of Section 6, Township 33 North, Range 79 West, which point is 1089.6 feet East of the North quarter corner of Section 6, and at Survey Station 68.0 + 86.1. The above described line being the center line of a twenty-five foot right of way for the pipeline. Total length across this land is 3064.1 feet, containing 1.759 acres, more or less.



NATRONA COUNTY CLERK, WYOMING
 Mary Ann Collins Recorded: AJ
 Jul 1, 2004 02:27 PM
 Pages: 4 Fee: \$17.00
 TETRAL

Subject to reservations and restrictions of record, including prior mineral reservations.

Witness my hand this 14th day of NOVEMBER, 2001.

JOHNSTON DEVELOPMENT COMPANY

By: Roy Johnston

Roy Johnston, Partner

By: Carol Fearon

Carol Fearon, Partner

By: Barbara C. Johnston

Barbara C. Johnston, Partner

STATE OF CALIFORNIA)
) SS.
COUNTY OF SONOMA)

The foregoing instrument was acknowledged before me by Roy Johnston, Partner of Johnston Development Company, this _____ day of _____, 2001.

Witness my hand and official seal.

Notary Public

My Commission expires:

STATE OF NEW YORK)
) SS.
COUNTY OF Cayuga)

The foregoing instrument was acknowledged before me by Carol Fearon, Partner of Johnston Development Company, this 30 day of November, 2001.

Witness my hand and official seal.

Gloria
Notary Public

My Commission expires:
11/30-05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SONOMA } ss.On November 14, 2001 before me, Michelle Yvette Fletcher

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ray Newton Johnston

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Yvette Fletcher
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: deed

Document Date: _____ Number of Pages: _____

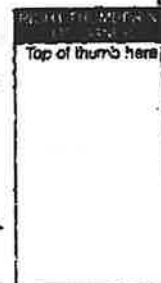
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____



STATE OF COLORADO)
) SS.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me by Barbara C. Johnston, Partner of Johnston Development Company, this 14th day of November, 2001.

Witness my hand and official seal.

Cynthia Kay Bludnick
Notary Public

My Commission expires:

65-11-05





875703

NATRONA COUNTY CLERK, WY
 Renea Vitto Recorded: SR
 Sep 22, 2009 11:13:24 AM
 Pages: 3 Fee: \$14.00
 AMERICAN TITLE AGENCY

QUIT-CLAIM DEED

THIS INDENTURE, made this 11th day of August, 2009, by and between THE SINCLAIR COMPANIES, a Wyoming corporation (f/k/a Sinclair Oil Corporation), successor in interest to Sinclair Pipe Line Company ("Grantor"), and SINCLAIR CASPER REFINING COMPANY, a Wyoming corporation ("Grantee"), having an address at 550 East South Temple, Salt Lake City, Utah 84130.

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, REMISE, RELEASE AND QUIT-CLAIM unto the said Grantee, its successors and assigns, that certain real estate, situated in the County of Natrona, and State of Wyoming, more particularly described on Exhibit A attached hereto, together with the appurtenances, and all the estate, title, and interest of the said Grantor therein.

TO HAVE AND TO HOLD, all and singular, the above-described premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever.

[signature page to follow]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year above written.

THE SINCLAIR COMPANIES,
a Wyoming corporation

By: *S. Holding*
Stephen E. Holding, President

STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 25 day of August, 2009, by Stephen E. Holding, the President of The Sinclair Companies, a Wyoming corporation.

IN WITNESS WHEREOF, the above instrument was executed before me the day and year last above written.

Trudy G. Case
Notary Public

My Commission expires:

May 9, 2012



EXHIBIT A**PARCEL VIII:**

A strip of land twenty-five (25') feet wide, running diagonally in, upon and across the Northwest quarter (NW/4) of the Northeast quarter (NE/4) and the East half (E/2) of the Northwest quarter (NW/4) of Section Six (6), Township Thirty-three (33) North, Range Seventy-nine (79) West, in Natrona County, Wyoming, said strip running in a Northeasterly and Southwesterly direction, which said strip of land is by metes and bounds particularly described as follows, to wit:

Beginning on the East line of the Southwest quarter (SW/4) of the Northwest quarter (NW/4) of Section Six (6), Township Thirty-three (33) North, Range Seventy-nine (79) West of the 6th Principal Meridian, 708 feet North of the Southwest corner of the Southeast quarter (SE/4) of the Northwest quarter (NW/4) and at Survey Station 38 plus 22; thence North 65°32' East a distance of 151.1 feet, and at Survey Station 39.0 plus 73.1; thence 3° C.L. Central Angle 16°30' a distance of 550.0 feet, and at Survey Station 45.0 plus 23.1; thence North 49°52' East a distance of 21.7 feet, and at Survey Station 45.0 plus 44.8; 4 C.L. Central Angle 8°24' a distance of 210 feet and at Survey Station 47.0 plus 54.8; thence North 40°38' East a distance of 40.6 feet, and at Survey Station 47.0 plus 95.4; thence 2° C.R. Central Angle 10°38' a distance of 531.7 feet and at Survey Station 53.0 plus 27.1; thence North 51°16' East a distance of 1547.0 feet, and at Survey Station 68.0 plus 74.1; thence on a seven degree curve left, central angle 27 degrees 18', 12.0 feet to a point on the North line of Section Six (6), Township Thirty-three (33) North, Range Seventy-nine (79) West, which point is 1089.6 feet East of the North quarter corner of Section Six (6) and at Survey Station 68.0 plus 86.1. The above described line being the center line of a twenty-five (25) foot right of way for the pipe line.

KC01DOCS966417.1

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, TETRAL CORPORATION OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING VACATION AND REPLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE CITY OF MILLS. A VACATION AND REPLAT OF LOTS 15 AND 16, MIDWAY SUBDIVISION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED NOVEMBER 20, 2023 AS INSTRUMENT NO. 1147985), DESIGNATED AS MIDWAY SUBDIVISION, LOTS 15A & 16A, SITUATE IN THE SE1/4NW1/4, OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, MIDWAY SUBDIVISION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD, ALSO BEING THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°12'24"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD, A DISTANCE OF 352.15 FEET TO THE NORTHWEST CORNER OF LOT 17, MIDWAY SUBDIVISION AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S0°46'53"E, ALONG THE WEST LINE OF SAID LOT 17 AND THE EAST LINE OF THE PARCEL, A DISTANCE OF 294.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND A POINT ON THE SOUTH LINE OF MIDWAY SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S87°59'21"W, ALONG THE SOUTH LINE OF SAID MIDWAY SUBDIVISION, A DISTANCE OF 345.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE N2°00'39"W, ALONG THE EAST LINE OF SAID LOT 14 AND THE WEST LINE OF THE PARCEL, A DISTANCE OF 301.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.39 ACRES, (103,915.76 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCROACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MIDWAY SUBDIVISION, LOTS 15A & 16A" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TETRAL CORPORATION OF CASPER
7072 BARTON DRIVE
CASPER, WYOMING 82604-1890

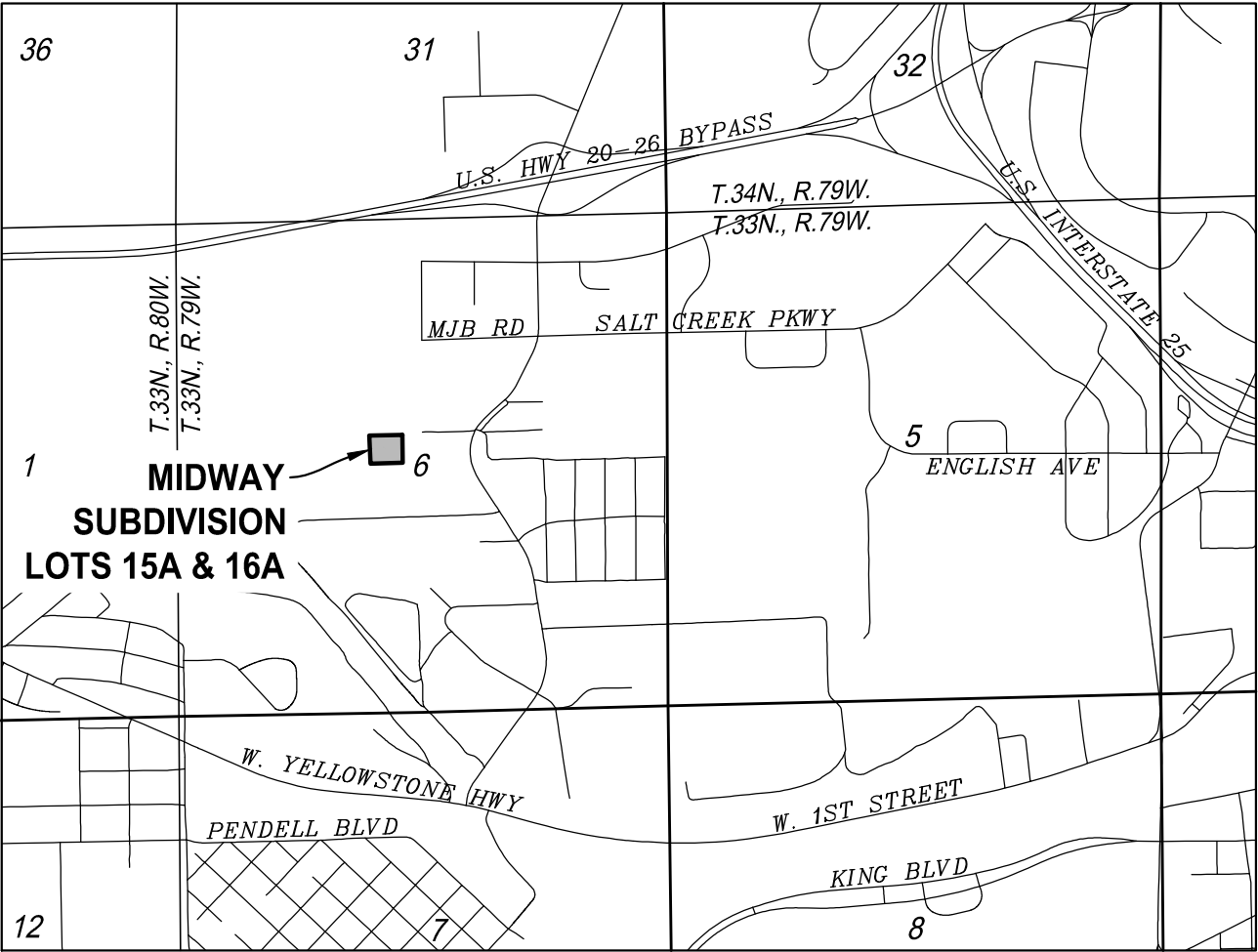
STEVE LOFTLIN – VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE LOFTLIN – VICE PRESIDENT OF TETRAL CORPORATION OF CASPER, THIS ____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=2000'

APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED THIS _____, DAY OF _____, 2025.

ATTEST: _____ MAYOR

CITY CLERK
INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.

CITY ENGINEER
INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.

CITY SURVEYOR
INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.

CITY PLANNER

NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:300,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 00°39'23.60"
COMBINED FACTOR = 0.99976733
4. ALL MEASURED (M) DISTANCES ARE GRID. ALL RECORD (R) DISTANCES ARE GROUND.
5. ELEVATIONS ARE IN NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER
THIS ____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

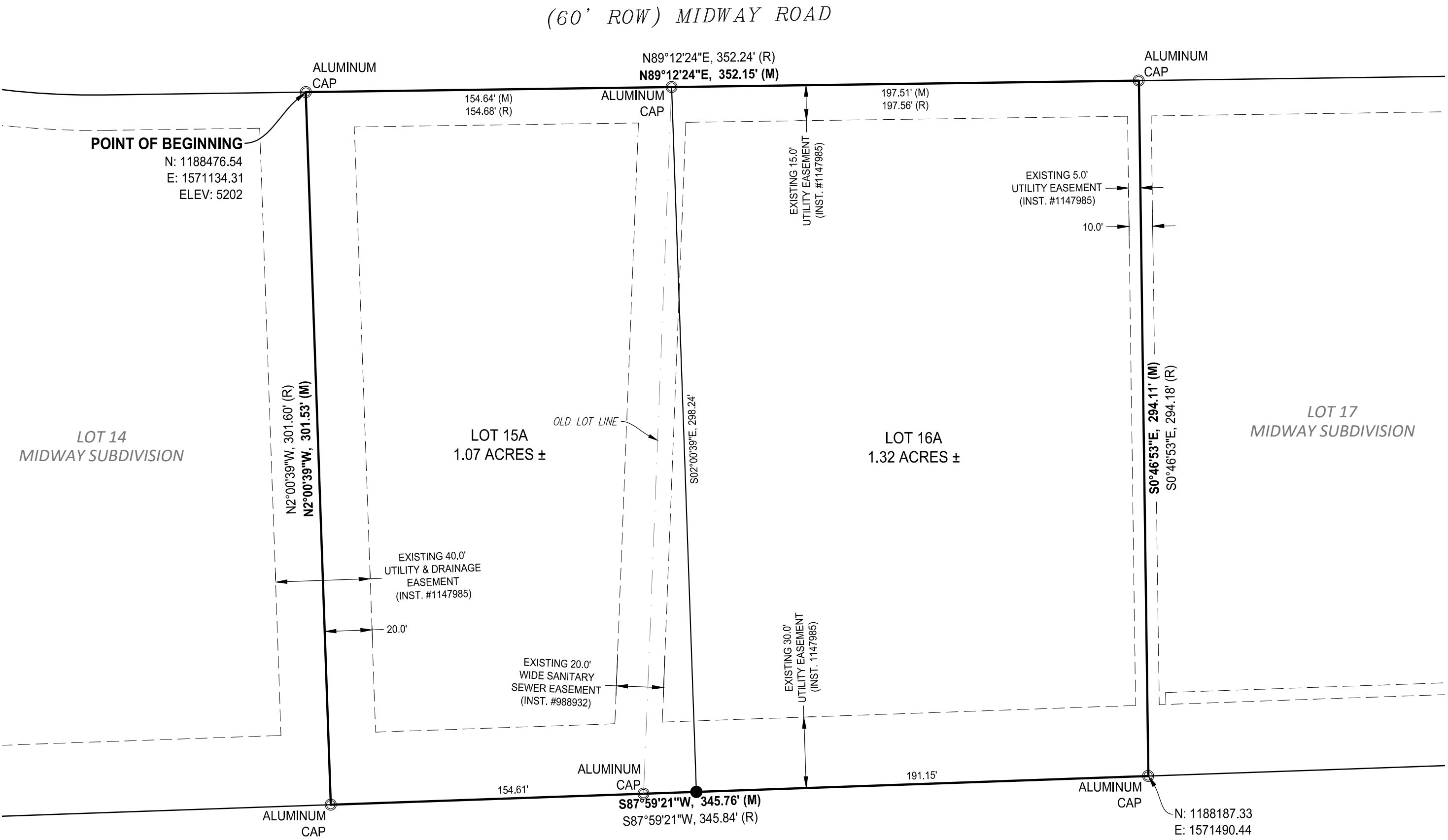
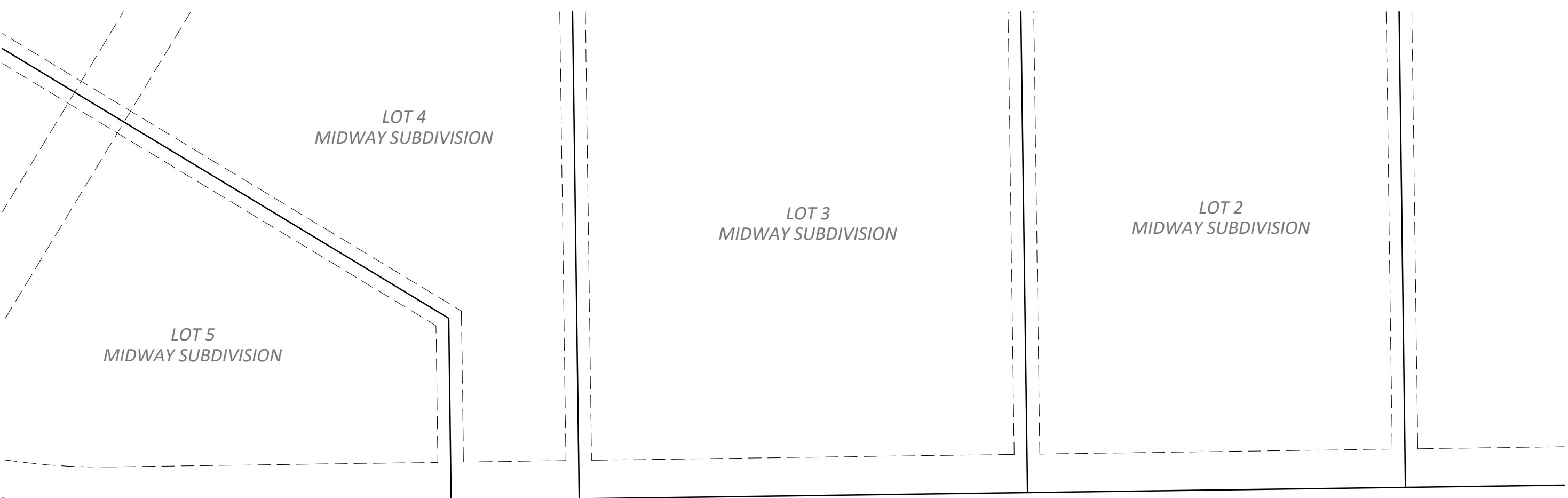
MINOR BOUNDARY ADJUSTMENT PLAT OF
LOTS 15 & 16, MIDWAY SUBDIVISION

AS
MIDWAY SUBDIVISION

TO THE CITY OF MILLS, WYOMING
DESIGNATED AS LOTS 15A & 16A

BEING A PORTION OF THE
SE1/4NW1/4 OF SECTION 6
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. 25-237



0 40' 80'
SCALE: 1" = 40'



Civil Engineering Professionals, Inc.
6180 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

LEGEND

- RECOVERED ALUMINUM CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, TETRAL CORPORATION OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING VACATION AND REPLAT CREATING A NEWLY CONFIGURED LOT WITHIN THE CITY OF MILLS. A VACATION AND REPLAT OF LOTS 6-11 AND TRACT A, MIDWAY SUBDIVISION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED NOVEMBER 20, 2023 AS INSTRUMENT NO. 1147985), DESIGNATED AS MIDWAY SUBDIVISION, TRACT B, SITUATE IN THE SE1/4NW1/4, OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 1/16 CORNER OF SECTION 6 AND THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A BRASS CAP;

THENCE N88°13'33"E, ALONG THE SOUTH LINE OF LOT 3 OF SAID SECTION 6 AND THE NORTH LINE OF THE PARCEL, A DISTANCE OF 1324.36 FEET TO THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 6 AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A SPROCKET IN ASPHALT;

THENCE S0°46'07"E, ALONG THE WEST LINE OF M-J-B ROAD AND THE WEST LINE OF TRACT No. 4 AND 6, TANK FARM INDUSTRIAL PARK, A DISTANCE OF 639.33 FEET TO THE NORTHEAST CORNER OF LOT 1, MIDWAY SUBDIVISION AND THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S89°05'10"W, ALONG THE NORTH LINE OF LOTS 1-3, MIDWAY SUBDIVISION, A DISTANCE OF 462.13 FEET TO THE NORTHWEST CORNER OF LOT 3, MIDWAY SUBDIVISION AND A POINT ON THE EAST LINE OF LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP;

THENCE N0°38'10"W, ALONG THE EAST LINE OF SAID LOT 4, MIDWAY SUBDIVISION, A DISTANCE OF 104.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP;

THENCE S89°21'38"W, ALONG THE NORTH LINE OF SAID LOT 4, MIDWAY SUBDIVISION, A DISTANCE OF 183.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP;

THENCE S31°09'30"W, ALONG THE WEST LINE OF SAID LOT 4 AND LOT 5, MIDWAY SUBDIVISION, A DISTANCE OF 391.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, MIDWAY SUBDIVISION AND A POINT ON THE NORTH LINE OF MIDWAY ROAD, MONUMENTED BY AN ALUMINUM CAP;

THENCE N63°14'05"W, ALONG THE NORTH LINE OF SAID MIDWAY ROAD, A DISTANCE OF 105.69 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 289°49'59", AN ARC DISTANCE OF 303.51 FEET, HAVING A CHORD BEARING OF S72°09'09"W, A DISTANCE OF 68.97 FEET TO THE NORTHEAST CORNER OF LOT 12, MIDWAY SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP;

THENCE S89°20'29"W, ALONG THE NORTH LINE OF SAID LOT 12, MIDWAY SUBDIVISION, A DISTANCE OF 316.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, MIDWAY SUBDIVISION AND A POINT ON THE EAST LINE OF LOT 5 OF SECTION 6, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE N0°28'22"W, ALONG THE EAST LINE OF SAID LOT 5 OF SECTION 6, A DISTANCE OF 823.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.09 ACRES, (918895.77 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCROACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MIDWAY SUBDIVISION, TRACT B" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TETRAL CORPORATION OF CASPER
7072 BARTON DRIVE
CASPER, WYOMING 82604-1890

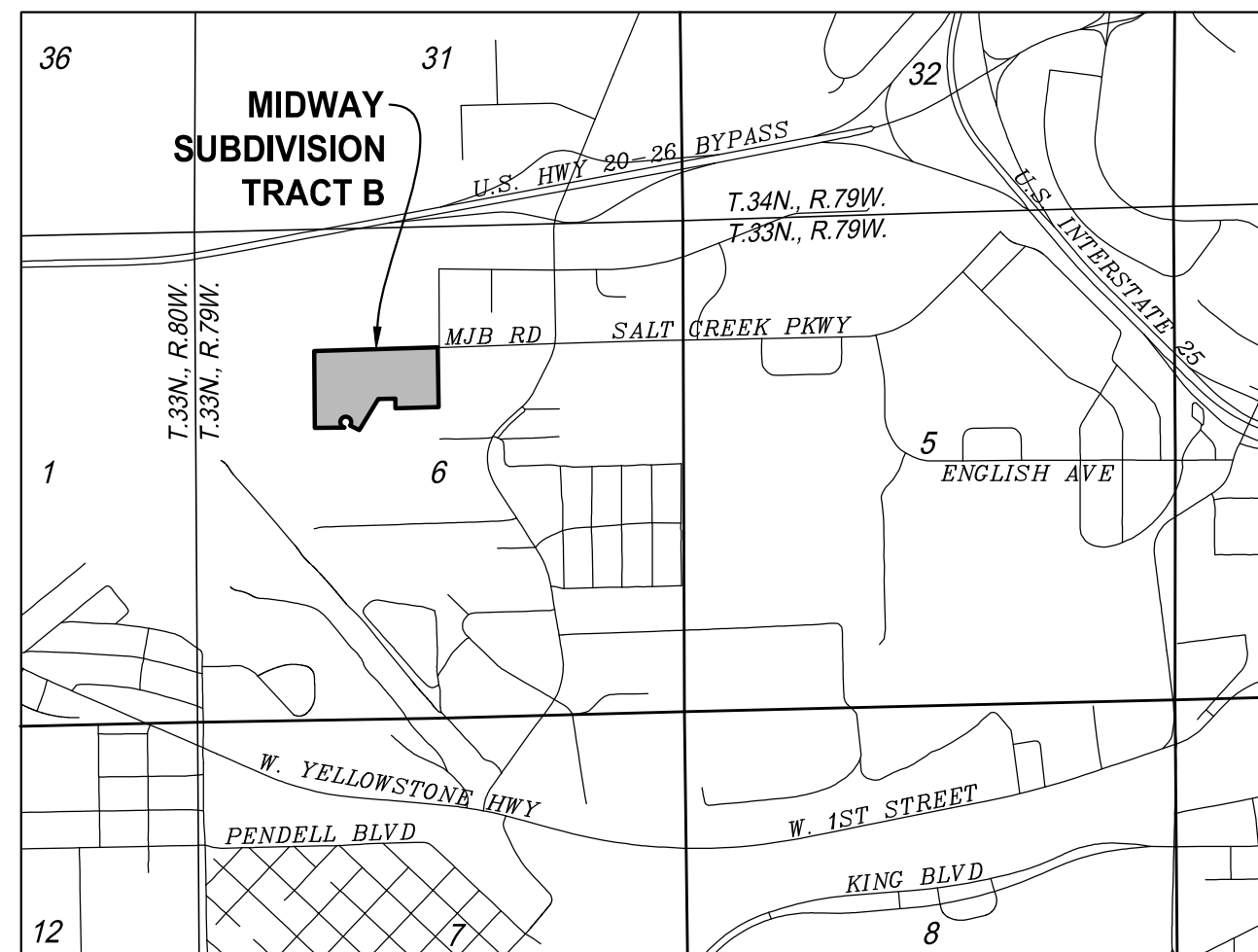
STEVE LOFTLIN - VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE LOFTLIN - VICE PRESIDENT OF TETRAL CORPORATION OF CASPER, THIS ____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=2000'

APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED THIS _____, DAY OF _____, 2025.

ATTEST: _____ MAYOR
CITY CLERK

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.
CITY ENGINEER

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.
CITY SURVEYOR

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2025.
CITY PLANNER

NOTES

- ERROR OF CLOSURE = EXCEEDS 1:300,000.
- BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- CONVERGENCE ANGLE AT POINT OF BEGINNING = 00°39'16.72"
COMBINED FACTOR = 0.99976583
- ALL MEASURED (M) DISTANCES ARE GRID. ALL RECORD (R) DISTANCES ARE GROUND.
- ELEVATIONS ARE IN NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER THIS ____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

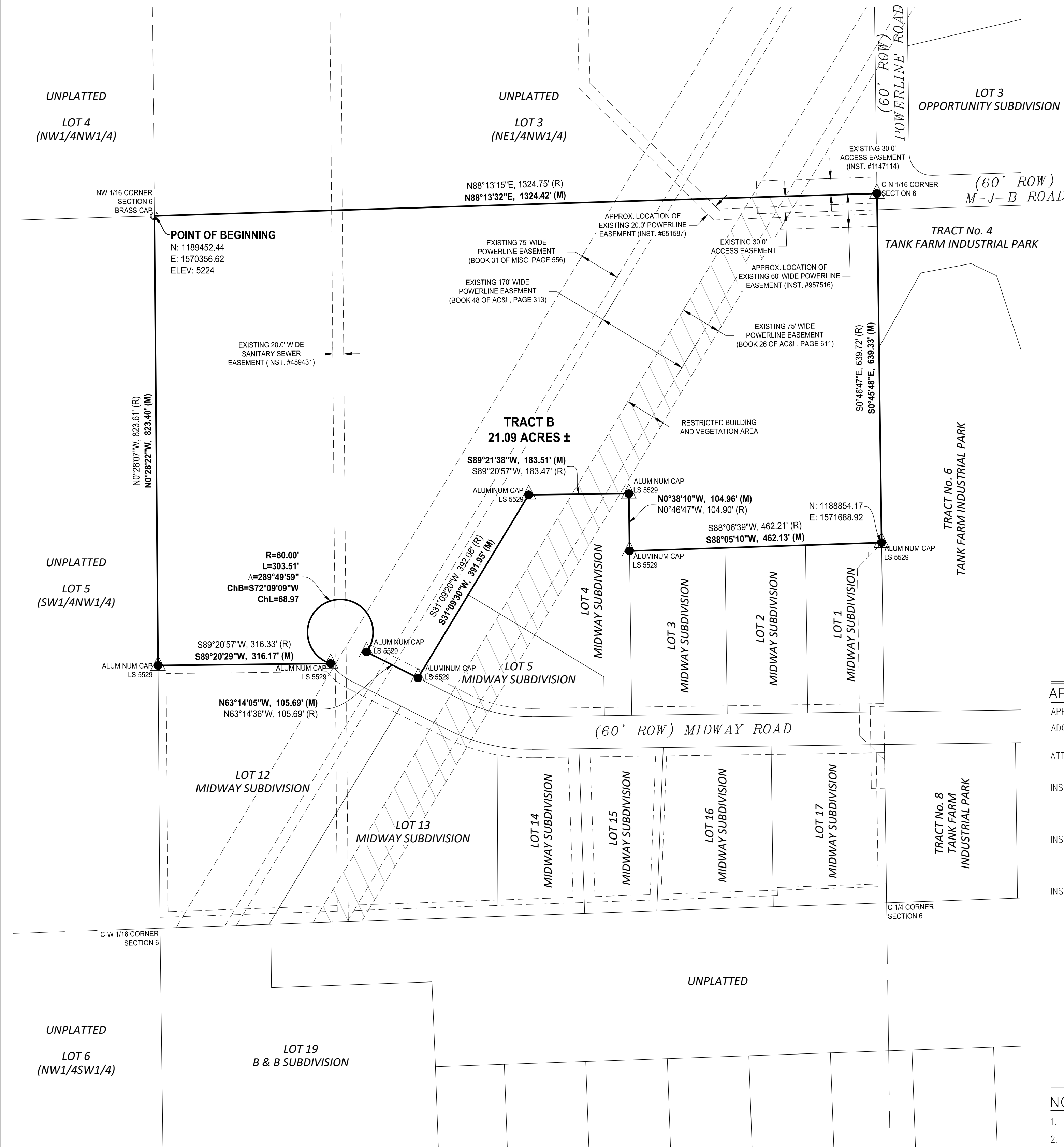
NOTARY PUBLIC

A VACATION AND REPLAT OF LOTS 6-11 AND TRACT A MIDWAY SUBDIVISION

AS MIDWAY SUBDIVISION TRACT B

AN ADDITION TO THE CITY OF MILLS, WYOMING
BEING A PORTION OF THE SE1/4NW1/4 OF SECTION 6,
T.33N., R.79W., 6TH P.M.,
NATRONA COUNTY, WYOMING

W.O. 25-237



0 120' 240'

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP



Civil Engineering Professionals, Inc.
6180 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com



Midway Subdivision – Replate & Minor Adjustment
Ridge West – Mountain Meadows No.2, Lot 2A Replat
Staff Report

Planning and Zoning Commission
December 4th, 2025

Applicants: Tetral Corp – Greenbriar Partners

Agent: JKC Engineering - ECS ENGINEERS

Summary:

- Tetral Corp. is seeking to replat Lots 6-11 and Tract A of the Midway Subdivision, combining all affected areas into a single parcel.
- Tetral Corp. is seeking a minor boundary adjustment pertaining to Lots 15 & 16 of the Midway Subdivision.
- Greenbriar Partners is seeking approval of the Mountain Meadows No. 2, Lot 2A plat. A version of this plat has already been reviewed, but meaningful changes necessitate a secondary review.

Planning Considerations:

1. Staff has reviewed the Tetral Corp. submittals regarding Lots 6-11 and Lots 15 & 16, finding them to be complete and accounting for the demands of Mills Title 17 (Ord. 823).
 - a. The replating of Lots 6-11 maintains all frontages along Midway Road and avoids creating flag lots or isolated parcels.
 - b. The replating maintains buildability with no conflicts observed.
 - c. The replating accounts for heavy easement encumbrances,
 - d. The replating of Lots 6-11 generally alters no infrastructure standards and maintains compliance with land use standards pertaining to lot size and use standards.
 - e. The replating of Lots 6-11 generally presents no impact on the area with regard to access, traffic capacity, or utility capacity.
2. Staff has reviewed the Greenbriar Partners submittal regarding Mountain Meadows No. 2, Lot #2A, finding them to be complete and accounting for the demands of Title 17 (Ord. 823).
 - a. The replat is consistent with R1 zoning, with lots having a minimum size of 6k sq ft. and some lots being much larger.
 - b. The street network provided is suitable for residential occupancy, and all easement layouts are clearly identified.
 - c. Drainage tracts are defined, and preliminary stormwater routing appears consistent with municipal standards.
 - d. Requirements for subdivision design and platting, including legal lot description, boundary monumentation, and the depiction of access, easements, and public improvements, as required by Title 17, are clearly identified.
 - e. Public Works/Water/Wastewater and confirms that existing municipal infrastructure is adequate or planned to service the development.

704 Fourth Street
PO BOX 789
Mills, Wyoming



(307) 234-6679
(307) 234-6528 Fax

Item # 3.

- f. The replat, having substantially changed, necessitated review by the planning commission; it is noted that a public hearing noticed via direct mail and publishing concerning this replat is to occur on 12/23/2025 at 7:00 PM.

Staff Recommendation:

Staff recommends APPROVAL of the Midway Replat Lots 6-11 and Tract A

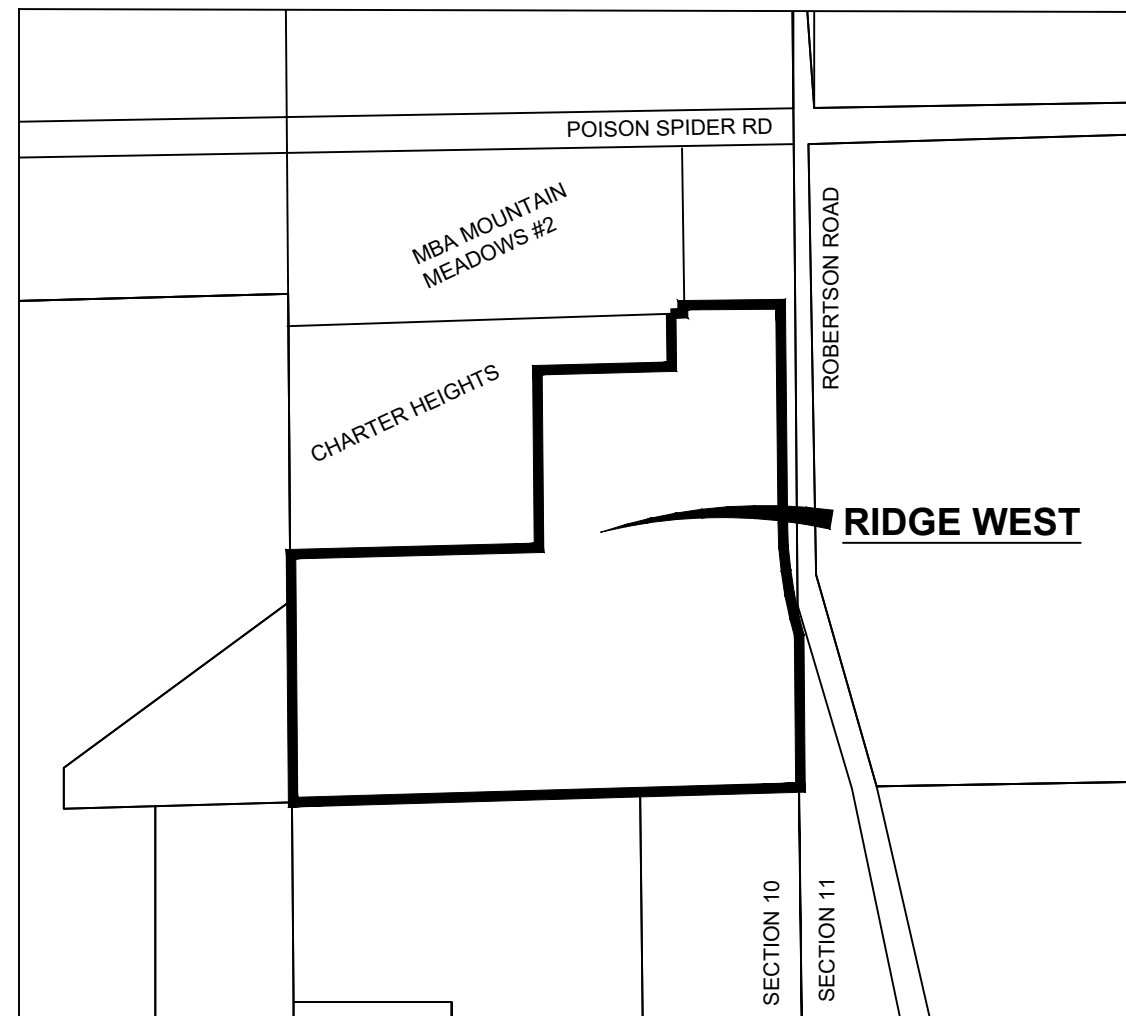
Staff recommends APPROVAL of the Ridge West Replat

Planning Commission Recommendation:

City Council Decision:

A VACATION & REPLAT
 OF LOT 3, CHARTER HEIGHTS SUBDIVISION
 AS
RIDGE WEST

AN ADDITION TO THE
 CITY OF MILLS, WYOMING
 LOCATED IN PORTIONS OF
 THE NE1/4SE1/4,
 SECTION 10, T.33N., R.80.W, 6TH PRINCIPAL MERIDIAN,
 NATRONA COUNTY, WYOMING



VICINITY MAP
 NATRONA COUNTY, WY
 SCALE: 1" = 500'

LEGEND

- RECOVERED BRASS
- SET BRASS CAP
- ▬ RECOVERED HIGHWAY R/W MONUMENT
- ▬ SET ALUMINUM CAP
- ▬ SUBDIVISION BOUNDARY
- ▬ PROPERTY LINE
- ▬ NEW EASEMENT LINE
- ▬ EXISTING EASEMENT LINE
- ▬ SECTION LINE
- ▬ 1/4 SECTION LINE
- ▬ 1/16 SECTION LINE
- N00°00'00"W, 1234.56'** MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56')** RECORD BEARING & DISTANCE

NOTES

- ERROR OF CLOSURE EXCEEDS 1:427,523.
- BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT/GRID.

PLAT SUMMARY

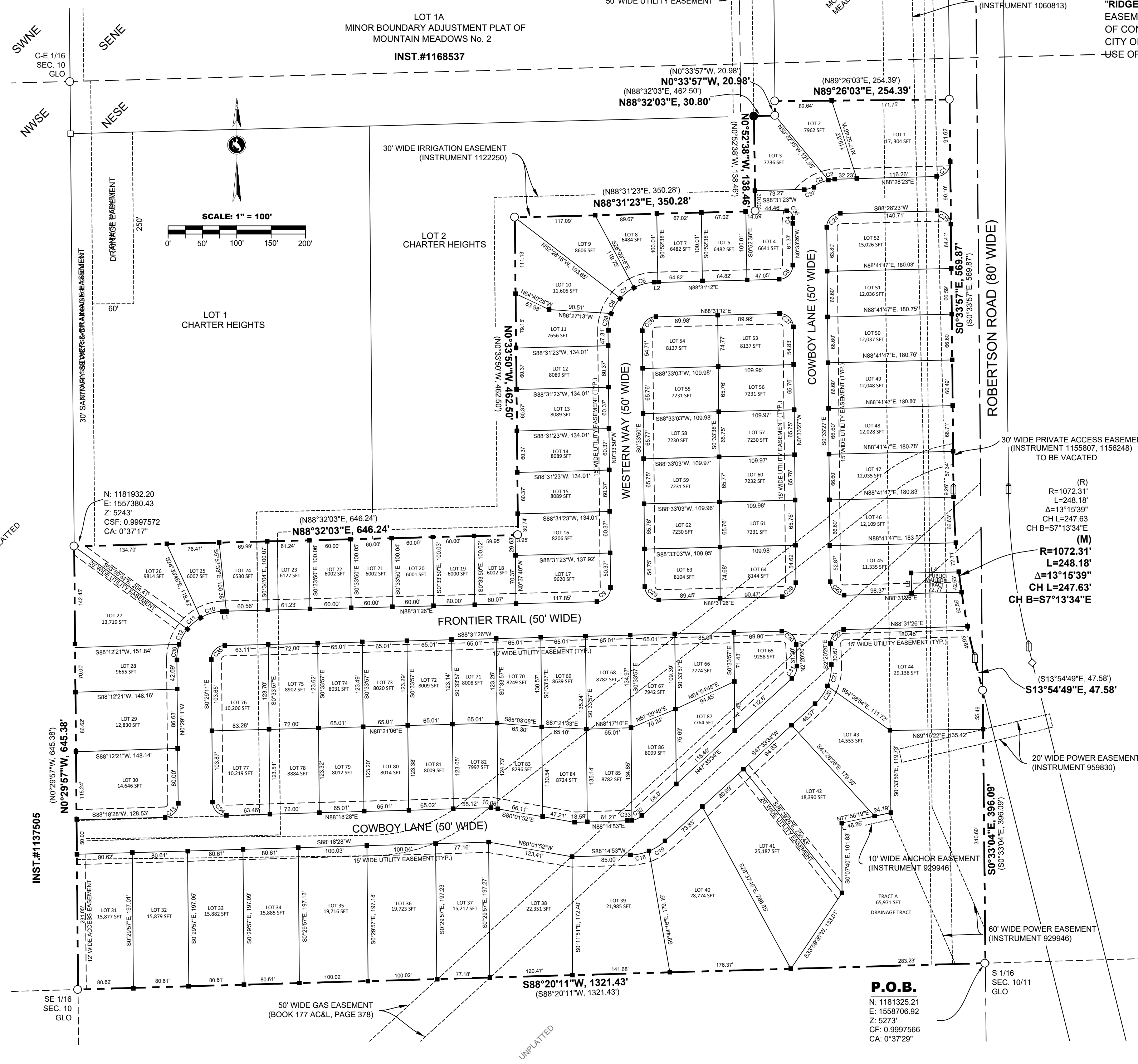
NUMBER OF LOTS: 86
 SUBDIVISION TOTAL ACREAGE: 27.124 ACRES
 PUBLIC RIGHT OF WAY AREA: 4.73 ACRES



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

PROJECT NO. 220010

Parcel Line Table			Curve Table					Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	3.70	S88°31'24"W	C1	31.08	20.00	89°02'07"	N44°54'13"E	28.05	C21	31.79	73.00	245°70'07"	S10°07'53"W	31.34
L2	4.40	S88°31'23"W	C2	9.32	67.37	73°03'39"	N81°12'05"E	9.31	C22	31.11	20.00	89°02'03"	S43°06'07"W	28.07
L3	28.80	S1°26'39"E	C3	25.03	67.37	21°17'07"	N68°35'47"E	24.88	C23	31.11	20.00	89°04'10"	S46°00'16"E	28.07
L4	69.49	S88°33'21"W	C4	6.98	67.37	5,56°04'	N5°42'08"E	6.97	C24	31.77	20.00	90°59'43"	S44°00'10"W	28.53
			C5	31.74	20.00	90°50'11"	N43°58'58"E	28.51	C25	31.09	20.01	89°02'03"	N46°01'49"W	28.06
			C6	31.62	70.00	89°47'39"	S79°36'35"W	31.26	C26	31.74	20.00	90°54'57"	S43°58'41"W	28.51
			C7	25.57	70.00	89°45'29"	S52°20'07"W	25.23	C27	31.10	20.00	89°04'10"	N46°01'07"W	28.06
			C8	25.75	70.00	87°03'51"	S31°25'57"W	25.60	C28	31.73	20.00	90°50'07"	N47°56'44"E	28.51
			C9	31.74	20.00	90°54'17"	N43°58'54"E	28.51	C29	31.11	20.00	89°02'04"	S46°00'26"E	28.07
			C10	29.68	70.00	24°17'35"	S71°40'37"W	29.46	C30	31.72	20.00	81°14'23"	N46°54'49"W	28.50
			C11	25.27	70.00	20°41'16"	S49°11'12"W	25.14	C31	20.04	22.89	89°01'01"	N22°36'27"E	18.41
			C12	25.28	70.00	20°41'28"	S28°29'51"W	25.14	C32	16.13	28.00	32°59'48"	N64°03'28"E	15.90
			C13	31.42	20.00	89°59'51"	N44°30'34"E	28.28	C33	3.76	28.00	74°13'32"	N64°24'07"E	3.76
			C18	27.70	78.00	80°20'40"	S19°04'33"W	27.45	C34	31.62	20.00	89°02'08"	S46°06'35"E	28.00
			C19	27.70	78.00	80°20'40"	S27°43'54"W	27.55	C35	31.77	20.00	90°50'23"	S44°01'07"W	28.53
			C20	31.79	73.00	24°57'07"	S39°03'00"W	31.54	C36	17.48	10.00	100°08'47"	N41°24'14"W	15.34
									C37	11.37	20.00	32°34'09"	N72°14'18"E	11.22
									C38	25.23	70.00	20°38'46"	S10°34'07"W	25.10
									C39	22.79	70.00	18°39'16"	S8°49'30"W	22.69



CERTIFICATE OF DEDICATION

STATE OF WYOMING
 COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 3, OF CHARTER HEIGHTS SUBDIVISION, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80.W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE WEST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W., 645.38 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, OF SAID CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1 AND LOT 2, CHARTER HEIGHTS SUBDIVISION, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E., 646.24 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°33'50"W., 462.50 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.88°31'23"E., 350.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°52'38"W., 138.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION AND A POINT IN THE SOUTH LINE OF LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.88°32'03"E., 30.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID TRACT 2, MOUNTAIN MEADOWS SUBDIVISION, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION AND A POINT IN THE WEST LINE OF ROBERTSON ROAD; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 27.124 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 LOT 3, OF CHARTER HEIGHTS SUBDIVISION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR, THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "RIDGE WEST". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE CITY OF MILLS AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY 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. TRACT 1A IS HEREBY DEDICATED TO THE CITY OF MILLS FOR DRAINAGE PURPOSES. THE 12' WIDE PRIVATE ACCESS EASEMENT ALONG THE WEST LINE OF LOT 31, AS SHOWN, IS HEREBY DEDICATED TO THE USE OF THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505 & 1155807, NATRONA COUNTY RECORDS.

GREENBRIAR PARTNERS, LLC
 259 S. CENTER STREET, SUITE 214
 CASPER, WY 82601

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND

APPROVED ON THIS _____ DAY OF _____, 2025.

MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER _____

CITY SURVEYOR _____

CITY PLANNER _____

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

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 RIDGEWEST, 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 MAY, 2025 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

