

**WORK SESSION MEETING**  
**December 23, 2025**  
**6:00 PM**  
**City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Leah Juarez  
**Council President:**  
Brad Neumiller  
**Council Members:**  
Cherie Butcher  
Sara McCarthy  
Tim Sutherland

## **AGENDA**

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### **CALL TO ORDER**

### **AGENDA ITEMS**

- [1.](#) City Clerk - Utility Bill Collections
- [2.](#) City Planner - Midway Subdivision Replat/Minor Boundary Adjustment
- [3.](#) City Planner - Mountain Meadows / Ridge West Replat
4. Fire Chief - Casper Discount Storage
5. City Attorney - Forming Appeal Board

### **ADJOURNMENT**

### **AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

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.

Collections								30%	
Account Number	Name	Date Billed	Amount	Reason					
333495	307 Diesel Perform	11/15/24	234.33	Over \$50 dollars					
165111	Kadan Anderson	3/8/24	129.55	Over \$50 dollars, was billed for several months					
12104	Austin Abrams	8/22/24	148.87	over 50					
333081	Coree Buckallew	8/1/22	299.32	over 50 had lived there for a long time					
142206	Butler Properties	11/9/23	29.03	has two accounts both are behind					
142183	Butler Properties	11/9/23	174.7	has two accounts both are behind, over \$50					
141405	Sara Campbell	10/1/24	136.89	Lived there for a long period of time over \$50 Had lots of pentaltys					
193252	Jacob Cane	1/14/22	87.57	over \$50					
22705	John Carlton	9/1/25	230.57	over \$50 already final billed					
333722	Shawn & Clay Cates	8/23/24	93.6	over 50					
5503	Dana Clark	6/9/23	73.26	over 50					
102053	Dawson Cole	3/15/21	100.58	over \$50					
334312	Kim Darling	9/27/24	101.13	Over \$50					
161008	Christoph Debyah	4/47/25	158.91	Over \$50					
36804	Hailee & Dellas Dewitt	12/20/23	142.48	over \$50					
333331	Zachery Dixon	8/15/23	212.09	Over \$50 lived there for several months					
41210	Betsy Drake	10/23/23	1130.9	Way over 50					
34104	Carol Elliot	6/19/25	543.03	Way over \$100 lived there for several months					
193253	Gage Hanley	1/1/25	177.86	over 50 from 2025					
79009	Joey & Alina Harvey	9/30/25	47.88	under 50 but from 2025					
335091	Eric Holbrook	4/30/25	103.51	over 50 from 2025					
90804	Dilba/Hugo Huerta	9/12/22	147.6	over 50					
21005	Ross Humbracht	2/29/24	130.93	had problems with them paying bill and turning their own water back on					
199402	Adam & Brittany Johnson	5/13/24	114.33	has 2 accounts notice on this account about not using it					
790272	Donna Johnspn	9/1/25	97.1	over 50 from 2025					
569052	Jessie Johnson	9/2/25	144.12	over 50 from 2025					
21506	Theresa Kelly	10/4/24	669.94	land lord account					
23106	Kori Kwiechinski	9/1/22	121.41	over 50 landlord disconnect					
194061	David Laplant	1/24/25	60.46	over 50 and in 2025					
73202	Lupe Loreda	9/1/25	358.06	over 50 and in 2025 was already shut off for non payment					
194362	Nicole Meyer	6/22/24	78.81	over 50 lived there for a long period					
62601	Loaf & Jug	3/1/25	174.5	over 50					
26208	Julie Morse	1/2/23	239.72	ovevr 50 has been called several times regarding final bill					
52402	John Pattan	6/2/22	374.55	was finalled billed for non payment					
160653	John & Wendy Pederson	3/29/21	400	was making paymemnts on it, unable to print out bill but was able to print out history, had problems with payment					
102204	Genna Pickett	3/18/21	81.97	over 50 had issues with her payments					
196843	Ethan & Dana Pippin	8/25/23	223.2	way over 50, lived there for a long time					

42402	Richard Ravert	10/9/25	493.81	already final billed mail returned over 50 from 2025 final billed for non payment				
49605	Ernie Robb	5/31/25	528.8	from 2025 all services disconnected cant be turned off final bill and take trash can away				
12104	Austin Abrams	8/31/2024	148.87	Was only billed for 2 months				
91376	Susan Arner	7/28/22	149.61	Wasnt billed for very long, very old				
334522	Marvin Rone	6/1/25	85.99	landlord disconnect over 50 from 2025				
335192	Chad Ruehlen	11/1/24	119.25	over 50				
1501	Alberta Shaffer	9/12/25	145.16	over 50 from 2025				
194304	Brad Shelkey	9/19/25	71.63	was finall billed has not paid yet				
76104	Choyce Spaulding	2/1/23	103.87	over 50				
112555	Clayton Starks	5/18/23	347.61	way over 50 had issues with payments				
97204	Dorothy Strohman	11/20/23	120.04	over 50				
194582	Jacob Suko	9/12/23	96.35	over 50				
10802	Tim Talbott	8/1/25	328.01	over 50 was final billed in 8/2025				
334962	Tewes Design Studio	9/18/25	68	was final billed already never paid it				
21009	Christopher White		426.21	needs to be final billed and have trash can taken away did not print anything out				
4912	Joloree Williams		618.86	needs to be final billed and trash can needs to be taken away did not print anything out				
91304	Homer William	8/26/25	309.09	over 50				
82805	Billy Henderson	11/17/25	224.19	over 50 hasnt paid since November. Has outstanding from ottober				
15802	Corey & Lorene Kemp	10/20/25	267.8	over 50 hasnt paid since October, has outstanding from october				
113055	Ethan Perez	10/14/25	185.5	Has not paid since October, has outstanding from october				
160403	Mark Roggow	10/16/25	178.47	Has not paid since October, has outstanding from october				
101814	Larry Smith	10/8/25	178.5	Has not paid since October, has outstanding from october				
90503	Lisa Smout	11/24/25	177.77	Was final billed 11/24/25				
10301	Sue Wilson	11/13/25	217.08	Has not paid since October, has outstanding from october				
			<b>\$13,363.23</b>					

Maybe							
Account Number	Name	Date Billed	Amount	Reason			
63460	Sonya Boatman	2/1/24	46.28	lived there for awhile struggled with paying			
98836	Graham Brown Co	7/31/25	87.05	landlord account but over 50			
160826	Renne Harned	9/9/24	76.54	Was only there for 7 month and is from 2024			
76105	Stephen Holbrook	3/31/23	61.68	over 50 landlord account was previously only charged 1 month			
194101	Noelle Paden	1/26/24	68.52	had problems with her payments			
197501	Kody Pivik	12/13/24	39.85	under 50 lived there for a long time only from 2024 so not that old			

Write off									
Account number	Name	Date Billed	Amount	Reason					
335193	ACS Properties	7/31/25	22.78	under \$50					
334912	ACS Properties	3/31/25	43.6	under \$50 only billed once					
334843	ACS Propertires R	6/30/25	79.25	over \$50 Billed once					
195221	Kasey Attaway	10/31/19	47.25	under \$50 very very old					
17803	Walt Baird	12/6/22	11.46	under \$50					
334662	Rebecca Barten	3/29/23	59.64	was only billed for 6 months					
33020	Ethan Bell	8/1/23	34.76	Only billed for a couple of months, under \$50					
67903	Mark Briggs	11/1/23	21.26	under \$50					
790273	ACS Properties	9/30/25	47.88	under \$50					
194781	David Caird	10/7/19	221.04	Over \$50 but from 2019					
102805	Larra Campbell	12/5/19	120.99	Over \$50 but from 2019					
61009	Can Do Everything	5/31/24	30.93	Under \$50					
790012	Halei Case	9/24/24	64.55						
3341211	Christo Castaner	7/11/24	36.11	Under \$50					
167107	Sierra CHavez	10/1/21	12.78	under \$50					
23108	Christine Coffey	8/1/22	80.87	only lived there for 2 months					
334204	Darren Connell	12/4/23	42.3	under 50					
333231	Kyle Condelario	12/6/22	4.69	way under \$50					
81883	Emily Cordova	9/22/22	2.57	way under \$50					
57005	Keycha Donner	9/1/23	9.84	Way under \$50					
15708	Greg Engan	9/1/19	65.35	from 2019					
72656	Martin Espinoza	8/31/25	16.5	way under \$50					
334057	Tamera Farnham	4/15/25	15.3	way under \$50					
5510	Jessica Fernandez	6/24/24	52.12	Just under \$50 from 2024					
167483	Forefront Real Estate	2/28/25	22.99	Under \$50					
173804	Forefront Real Estate	3/31/24	94.9	landlord account					
199001	Elia Fox	6/26/23	32.87	Under 50 from 2023					
200302	Contrera Francis	6/1/24	21.59	under 50					
52610	Brittany French	12/1/22	21.58	under 50					
102405	Michael Fulfer	10/18/21	53.22	around 50 from 2021					
51602	Ralph Garner	5/1/25	7.89	way under 50					
414606	Tim Gonzalas	11/22/24	52.62	just over 50					
132201	Green bit & tool	12/8/24	26.77						
132001	Green bit & tool	11/15/23	34.99						
132101	Green bit & tool	12/6/24	50.45						
192002	Launa Hackleman	12/1/23	11.07	under 50					

173601	Rebecca Harris	3/8/24	45.59	under 50					
334204	Darren Connell	12/4/23	42.3						
334412	Shawn Harrison	10/26/23	62.73	over 50 only lived there for a few months from 2023					
40121	Seth Hawken	9/4/20	38.5	Under 50 from 2020					
190604	Tyler Heid	1/1/22	2.56	Way under 50					
94414	Robert Heth	9/1/23	2.11	Way under 50					
98826	Marcus Hicks	9/1/24	19.42	Under 50					
53110	Kurtis & Crystal Horent	8/1/24	60.77	only lived there for 6 months					
20201	Allen Howard	8/31/24	19.25	notice on the account about being in probate, under 50 and from 24					
56709	Mathew Huelsman	4/5/24	37	under 50					
16107	Charlie Hullinger	8/18/22	47.69	under 50					
195341	Lizette Isaac	3/1/21	11.3	under 50					
200041	Courtney Isaacs	7/3/24	26.86	under 50					
196701	Greg Jackson	3/7/23	2.21	Way under 50					
168360	Samalee Johnson	11/15/19	0.8	way way under 50					
62107	Kantex Companies	12/1/24	22.66	under 50					
11403	James Koschene	9/30/25	18.6	landlord disconnect under 50					
1616510	Stephanie Lee	6/5/25	6.21	way under 50					
83203	Mariah Malin	11/21/22	47.56	under 50 from 22					
90052	Thomas Mannin	9/22/20	82.23	cant pull up bill to send to collections					
146766	Wilhanson Mary	11/17/25	28.93	under 50					
141805	Randall McIntosh	7/31/25	38.82	stated he never used our services and wanted them all disconnected not worth it					
151210	Bobby Miller	10/31/25	16.5	Used only for yard water					
53907	Josh Miller	10/12/23	3.88	Way under 50					
161658	Rhian Miller	10/1/21	17.16	Way under 50					
57713	Anthony Mock	2/23/21	37.89	under 50					
172302	Karen Mohrman	11/1/22	4.95	way under 50					
334961	New Vision Trift Store	10/1/24	10	under 50					
4403	James & Debra Pattan	4/30/25	18.6	previous name on account passed they are going to be selling home all services disconnected					
38101	Walter Peterson	9/26/24	64.21	Walter passed away					
102364	Kevin Pino	7/1/20	89.55	from 2020 cant see any previous history other then final bill					
28608	Michelle Porter	7/1/20	50.09	from 2020					
17806	Riverside rentals	9/30/25	39.51	under 50 on a landlord account					
45738	Josh Robertson	10/11/26	48.79	under 50					
42705	Kevin Rosas Zarate	8/1/25	3.96	way under 50					
43008	Shannon Ross	2/9/23	18.51	under 50					
790010	Jordan Rudd	8/1/25	5.73	way under 50					
333494	Russs Towing	11/15/24	17.5	under 50					

200223	Micheal Shaw	7/2/25	50.39	was only billed once prior to final bills				
70309	Wesley SJedderm	6/13/23	57.02	just over 50 but from 2023				
11908	Leah St Claire	8/1/24	18.75	under 50				
333323	Joseph Sterkel	9/1/23	25.47	under 50				
193961	Stavy Stevens	12/15/22	37.66	under 50				
44154	Nicole Sulzen	11/18/24	19.25	under 50 landlord disconnect				
790141	Sutherland (shop) Tim	10/31/25	16.5	requested seasonal disconnect for this address				
112701	Henry Taylor	10/25/2023	52.48	just over 50				
146313	Wendy L Thormahlen	2/14/25	19.5	under 50				
96553	Wileen Upton	8/31/25	15.5	under 50				
167504	Tim Walker	11/1/24	19.25	under 50				
143951	Franklin Weir	3/2025	461.44	Frank has passed away trouble with people maybe squatting in house, unsure from notes				
334902	Marissa Whitcher	6/25/24	30	under 50				
102108	Tyrell Wimer	11/13/19	97.21	from 2019				
			<b>\$3,606.11</b>					

192352	Micheal Green	9/3/2025	424.98	last paid september need to final bill and take trash can did not print out any info					
31298	Courtney Murray		315.04	needs to be final billed and trash can taken away last time paid was 10/7/25 did not print anything out					
180804	Brittney Norris		511.11	needs to be final billed and trash can taken away last time paid was 8/21/25 did not print anything out					
110204	Vina L Potter		377	Needs to be final billed and trash can taken away lat paid 8/25 did not print anything out					
161952	Barbara Shepper	8/3/25	590.76	needs to be final billed for non payment and trash can taken away did not print anything out					





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

**Planning and Zoning Commission**  
December 4<sup>th</sup>, 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:**



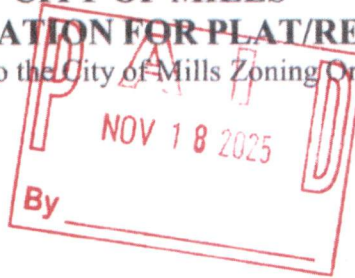
# CITY OF MILLS

## APPLICATION FOR PLAT/REPLAT

Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming  
 704 4<sup>th</sup> 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

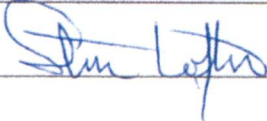
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

#### 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: \$ \_\_\_\_\_**





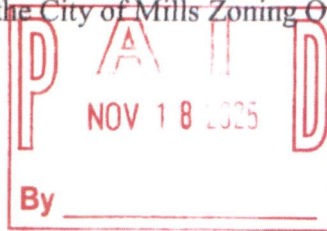
# CITY OF MILLS

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Pursuant to the City of Mills Zoning Ordinance



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 Tetral Corporation of Casper  
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 P.O. Box 789  
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 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): 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

\_\_\_\_\_

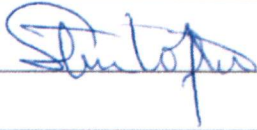
\_\_\_\_\_

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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: \$ \_\_\_\_\_**



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°13'32"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 BRASS CAP SET THIS SURVEY;

THENCE S0°45'48"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 A BRASS CAP SET THIS SURVEY;

THENCE S88°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 A BRASS CAP SET THIS SURVEY;

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 A BRASS CAP SET THIS SURVEY;

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 A BRASS CAP SET THIS SURVEY;

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 A BRASS CAP SET THIS SURVEY;

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

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°09'08"W, A DISTANCE OF 68.97 FEET TO THE NORTHEAST CORNER OF LOT 12, MIDWAY SUBDIVISION, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

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 A BRASS CAP SET THIS SURVEY;

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

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

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.

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°39'16.72"  
COMBINED FACTOR = 0.99976583
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.

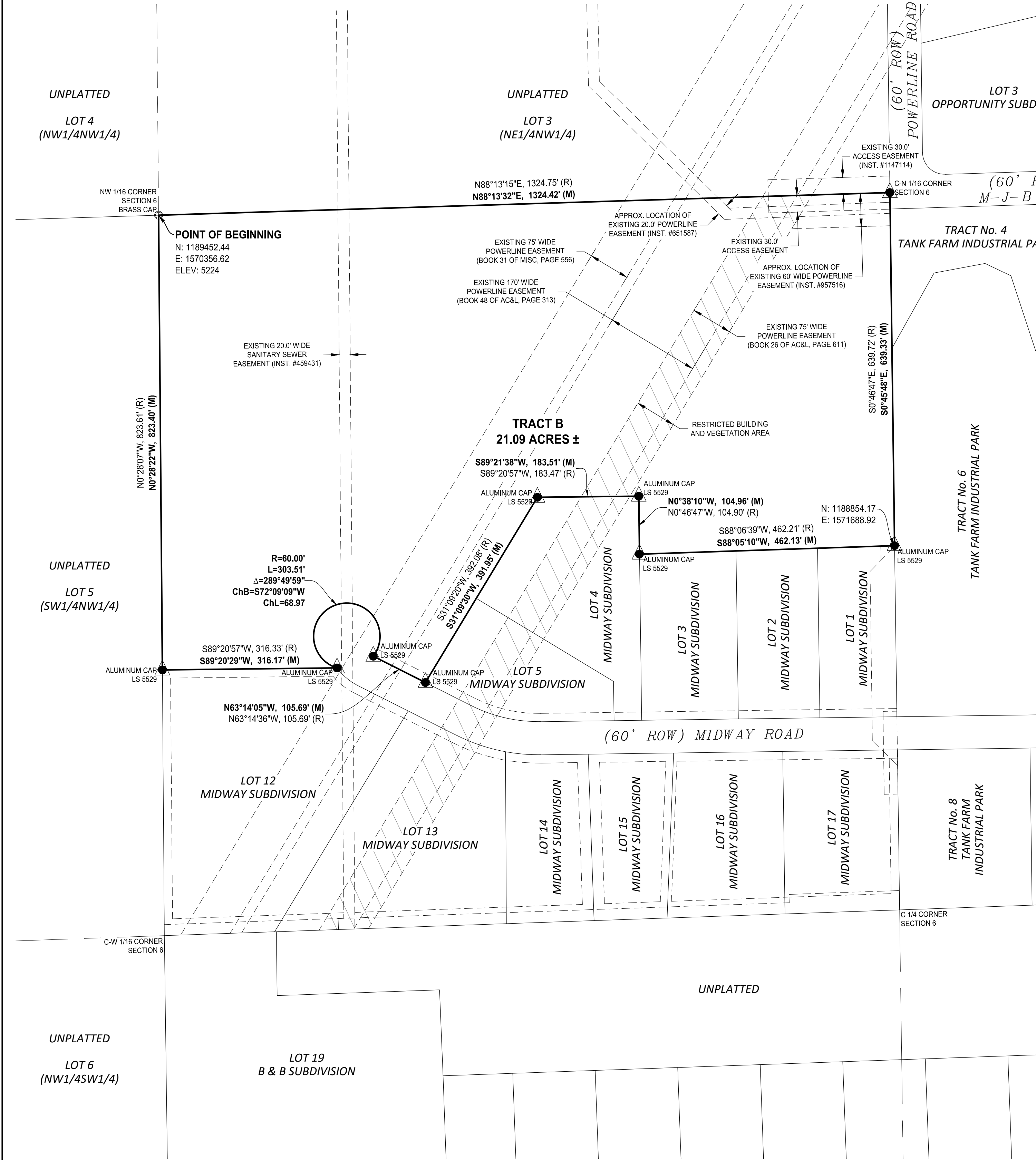
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

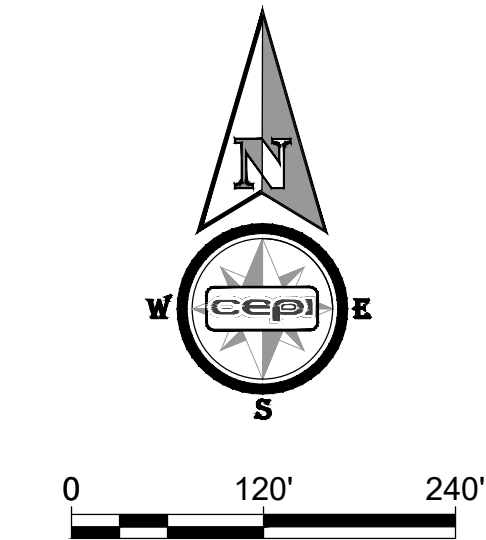
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



M:\Land 2025\Surveying\25-237 Midway Replat\Drawings\Survey\Plots\25-237\_MIDWAY REPLAT.dwg, 12/2/2025, Shannon Garrison



Civil Engineering Professionals, Inc.  
6080 Enterprise Drive, Casper, WY 82609  
Phone 307.266.4346 Fax 307.266.0103  
www.cepi-casper.com

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ SET BRASS 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 MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE CITY OF MILLS. A MINOR BOUNDARY ADJUSTMENT PLAT 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, BEING A MINOR BOUNDARY ADJUSTMENT OF LOTS 15 AND 16, MIDWAY SUBDIVISION, 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" DESIGNATED AS 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

APPROVALS

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

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR

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

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

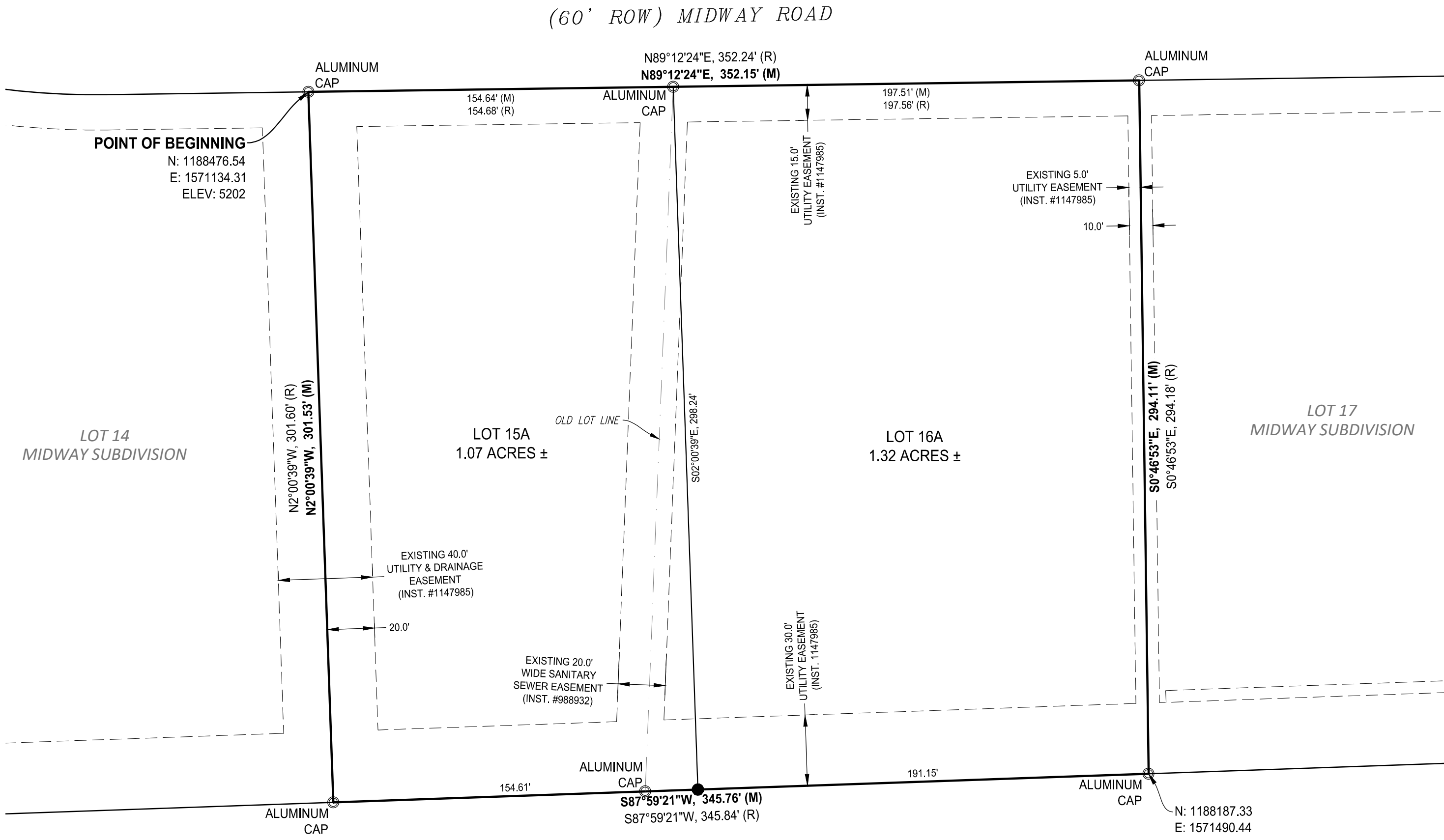
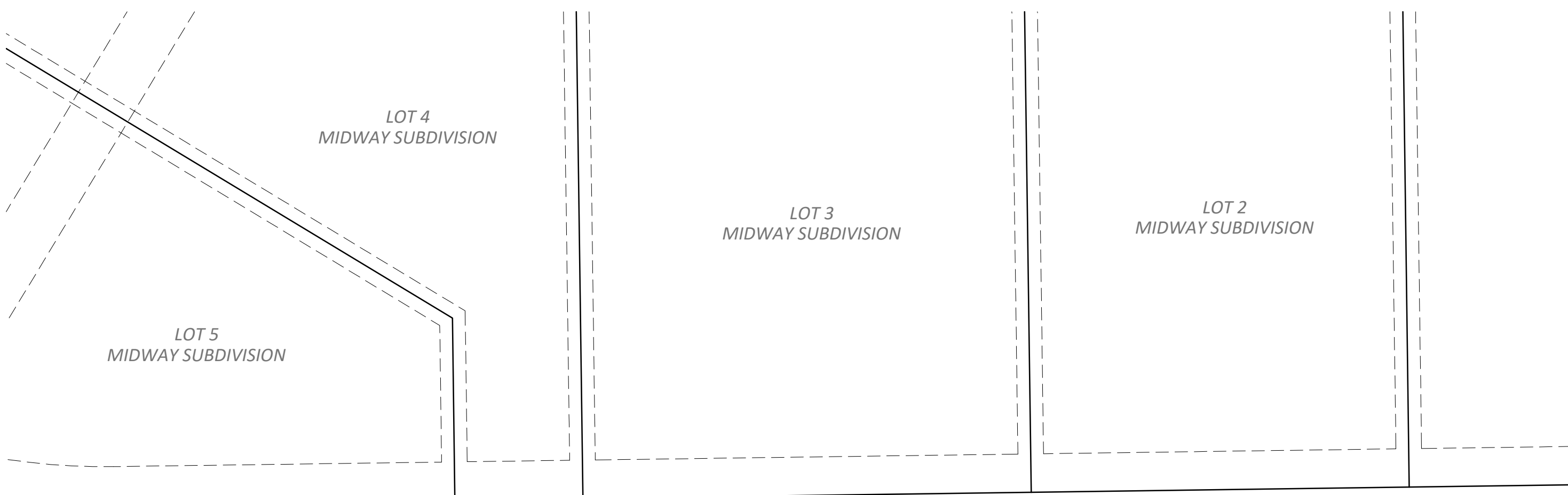
MINOR BOUNDARY ADJUSTMENT PLAT OF  
LOTS 15 & 16, MIDWAY SUBDIVISION

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



UNPLATTED



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





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

**Planning and Zoning Commission**  
December 4<sup>th</sup>, 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

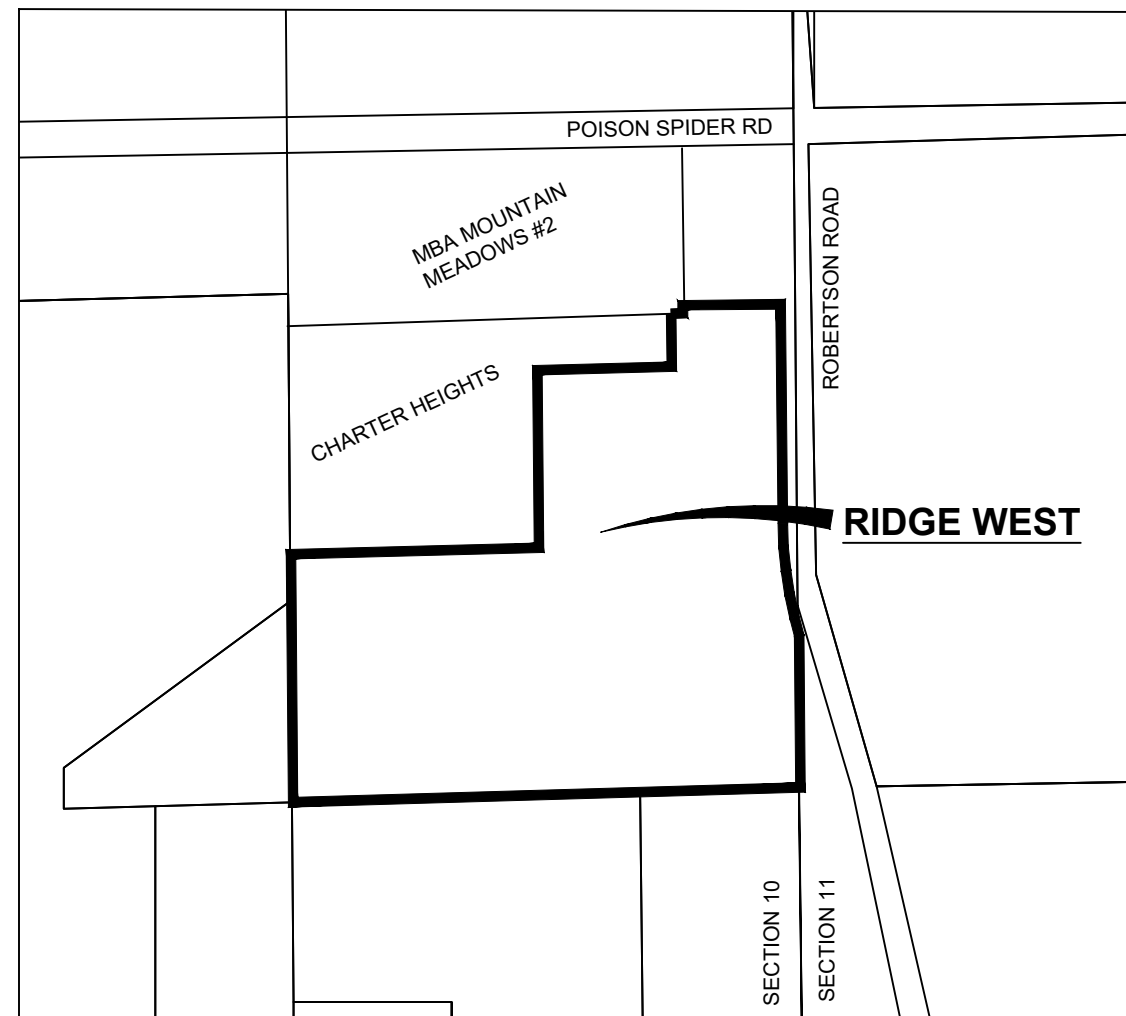
Staff recommends APPROVAL of the Ridge West Replat

**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

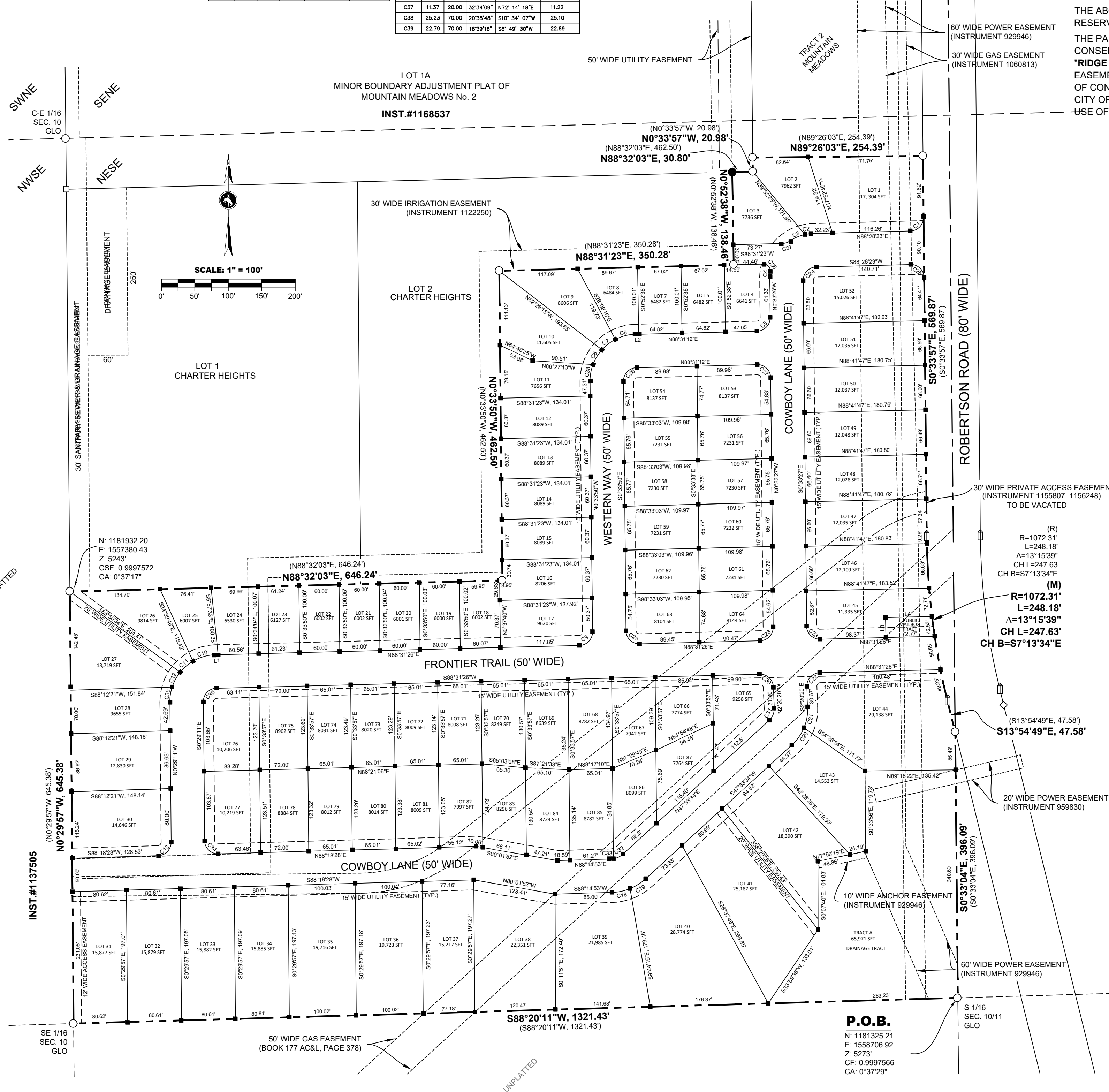
NUMBER OF LOTS: 86  
 SUBDIVISION TOTAL ACREAGE: 27.124 ACRES  
 PUBLIC RIGHT OF WAY AREA: 4.73 ACRES



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°31'26"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"	N88°35'47"E	24.88	C23	31.11	20.00	89°04'18"	S48°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°53'07"	N47°58'44"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°10'12"	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"	N84°24'07"E	3.76
			C18	27.70	78.00	80°20'40"	S19°04'33"W	27.45	C34	31.62	20.00	87°03'58"	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°59'23"	S44°01'07"W	28.53
			C20	31.79	73.00	24°57'07"	S39°05'00"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.80W., 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°33'57"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

