

WORK SESSION MEETING
January 28, 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

CALL TO ORDER

AGENDA ITEMS

- [1.](#) City Planner - Minor Plat Adjustment of Mountain Meadows #2

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.



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Item #1.

Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: January 28, 2025
SUBJECT: Minor Boundary Adjustment – Mountain Meadows No. 2

Case Number: 24.10 FSP

Summary: The applicant is completing a boundary adjustment between Lots 1 & 2 of Mountain Meadows No 2. This subdivision is the location of the new Wyoming Classical Academy. The original plat had a 50-foot-wide strip of land included with Lot 2 touching Poison Spider Ln. This plat will adjust the lot boundaries to include that strip into the school parcel. The adjustment will increase proposed Lot 1A from 10.0 to 10.5-acres and decrease proposed Lot 2A from 37.65 to 37.15-acres in size.

Current Zoning: UA (Urban Agriculture) *no change of zoning is requested or required.

Planning Commission Recommendation: At their January 2, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: The applicant has completed all the required planning considerations and staff recommends APPROVAL of the subdivision final plat.

**Minor Adjustment Plat
of Mountain Meadows No. 2**

Final Plat

Planning Commission Meeting
January 2, 2025

City Council Meeting

Applicants: Greenbriar Partners, LLC

Case Number: 24.10 FSP

Agent: ECS Engineering/Steve Granger

Summary: The applicant is completing a boundary adjustment between Lots 1 and 2 of Mountain Meadows No. 2. The adjustment will increase proposed Lot 1A from 10.0 to 10.50-acres and decrease proposed Lot 2A from 37.65 to 37.15-acres in size.

Legal Description: Lots 1 & 2, Mountain Meadows No. 2

Location: The property is located at the intersection of Poison Spider Lane and Robertson Rd.

Current Zoning: UA (Urban Agriculture) *no change of zoning is requested or required.

Existing Land Use: The new Wyoming Classical Academy school is currently under construction on proposed Lot 1A.

Adjacent Land Use: North: Platte View Estates (UAR)
South: County (LI)
East: Robertson Hills Subdivision (C-1 & PLI)
West: County (UA)

Planning Considerations:

1. The name of the subdivision will be ‘Minor Adjustment Plat of Mountain Meadows No. 2’. The entire title needs to be bolded and updated on the plat face.
2. Re-label the lots as Lot 1A & 2A and update across the plat and in the dedication.
3. Update the Certificate of Surveyor with the complete subdivision name and date of survey.

4. Cosmetic changes to the plat:

- a. Update all approvals and acknowledgements to 2025.
- b. Ensure all line types accurately match the legend.

5. Survey Reviews:

- a. The CL 30' wide Private Access Easement running east/west in the southern portion of Lot 2 is existing. Remove all ties, calls and curve data related to the easement and only reference Instrument #1155807 and #1156248.
 - b. Adjust the line type of the above referenced easement to match the legend.
 - c. Similarly, the 20' General Utility Easement along the westerly boundary of the subdivision was previously dedicated via Instrument #1155807. Revise accordingly.
 - d. Remove the 35' wide road easement (Instrument #457758) as it was vacated via the previous plat (Instrument #1156248).
 - e. Add the 75.98' back in along the westerly line of Lot 1 south of the CE1/16 corner and remove the 457.31' dimension as shown. There is a bearing break and should be as shown on the previous platting.
 - f. Replace the 1117.99' dimension with 1246.43' as depicted on the previous platting for the west line of Lot 2.
 - g. The new 50' wide utility easement along the eastern line of Lot 1 is being dedicated with this plat. Adjust the line type to match the legend.
-
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a "Do Pass" recommendation on the Final Plat application.

Planning Commission Recommendation:**City Council Decision:**



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance

PAID
DEC 18 2024



City of Mills, Wyoming
704 4th 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: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:	AGENT INFORMATION:
Print Owner Name: <u>Greenbriar Properties</u>	Print Agent Name: <u>Lisa Burridge</u>
Owner Mailing Address: <u>259 S. Center St., Ste. 216</u>	Agent Mailing Address: <u>same</u>
City, State, Zip: <u>Casper, Wy 82601</u>	City, State, Zip: _____
Owner Phone: <u>307-577-7775</u>	Agent Phone: _____
Applicant Email: <u>Lisa@lisaburr ridge.net</u>	Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 2, Mountain Meadows No. 2, City of Mills, Natrona County Wy
Being part of E1/2, Section 10, T33N, R80W.

Physical address of subject property if available: Robertson Road

Size of lot(s) 37.15 Acres sq. ft/ acres: _____

Current zoning: Urban Agriculture Current use: Vacant

Intended use of the property: Future Development Subdivision

Zoning within 300 feet: Urban Agriculture Land use within 300 feet: School

ATTACHMENTS (REQUIRED):

1. Proof of ownership: x (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the plat/replat: x
3. One reproducible 11 x 17 plat/replat hard copy: x
4. One plat/replat electronic copy (pdf): x

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: N/A
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ 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.]



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:
Return by: (Submittal Deadline)
For Meeting on:

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: XL Charter Development LLC
Owner Mailing Address: 855 W. Broad St., Suite 300
City, State, Zip: Boise, ID 83702
Owner Phone: 208-908-5505
Applicant Email: clayton@xlcharterdevelopment.com

AGENT INFORMATION:

Print Agent Name: Clayton Howell
Agent Mailing Address: same
City, State, Zip:
Agent Phone:
Agent Email:

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 1, Mountain Meadows No. 2, City of Mills, Natrona County Wy
Being part of E1/2, Section 10, T33N, R80W.
Physical address of subject property if available: Robertson Road
Size of lot(s) 10.5 Acres sq. ft/acres:
Current zoning: Urban Agriculture Current use: School
Intended use of the property: School
Zoning within 300 feet: Urban Agriculture Land use within 300 feet: Vacant

ATTACHMENTS (REQUIRED):

- 1. Proof of ownership: X (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the plat/replat: X
3. One reproducible 11 x 17 plat/replat hard copy: X
4. One plat/replat electronic copy (pdf): X

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: N/A
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: 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:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Brian Huffer


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: \$ _____

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature 
AGENT Signature _____

OWNER 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
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679
Receipt No: 1.059155 Dec 18, 2024

Greenbrier Properties/Mountain Meadows 2
Previous Balance: .00
Planning
Plat/ Re-Plat 400.00
10-3200-5210
Building Permits Income
Total: 400.00
Check - Jonah Operating
Check No: 2991 400.00
Total Applied: 400.00
Change Tendered: .00

12/18/2024 8:42 AM

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Clayton Howell

OWNER Signature _____

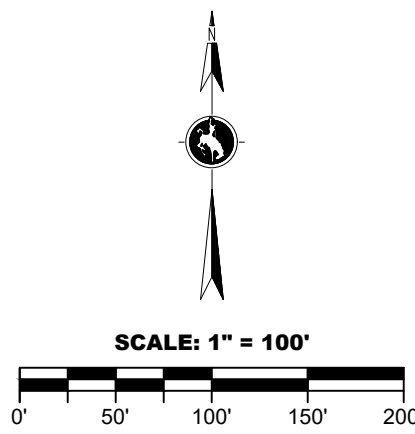
AGENT Signature _____

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: \$ _____

MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2

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



LEGEND

- ◊ RECOVERED BRASS CAP
- ⊕ RECOVERED HIGHWAY R/W MONUMENT
- ◻ RECOVERED ALUMINUM CAP
- 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

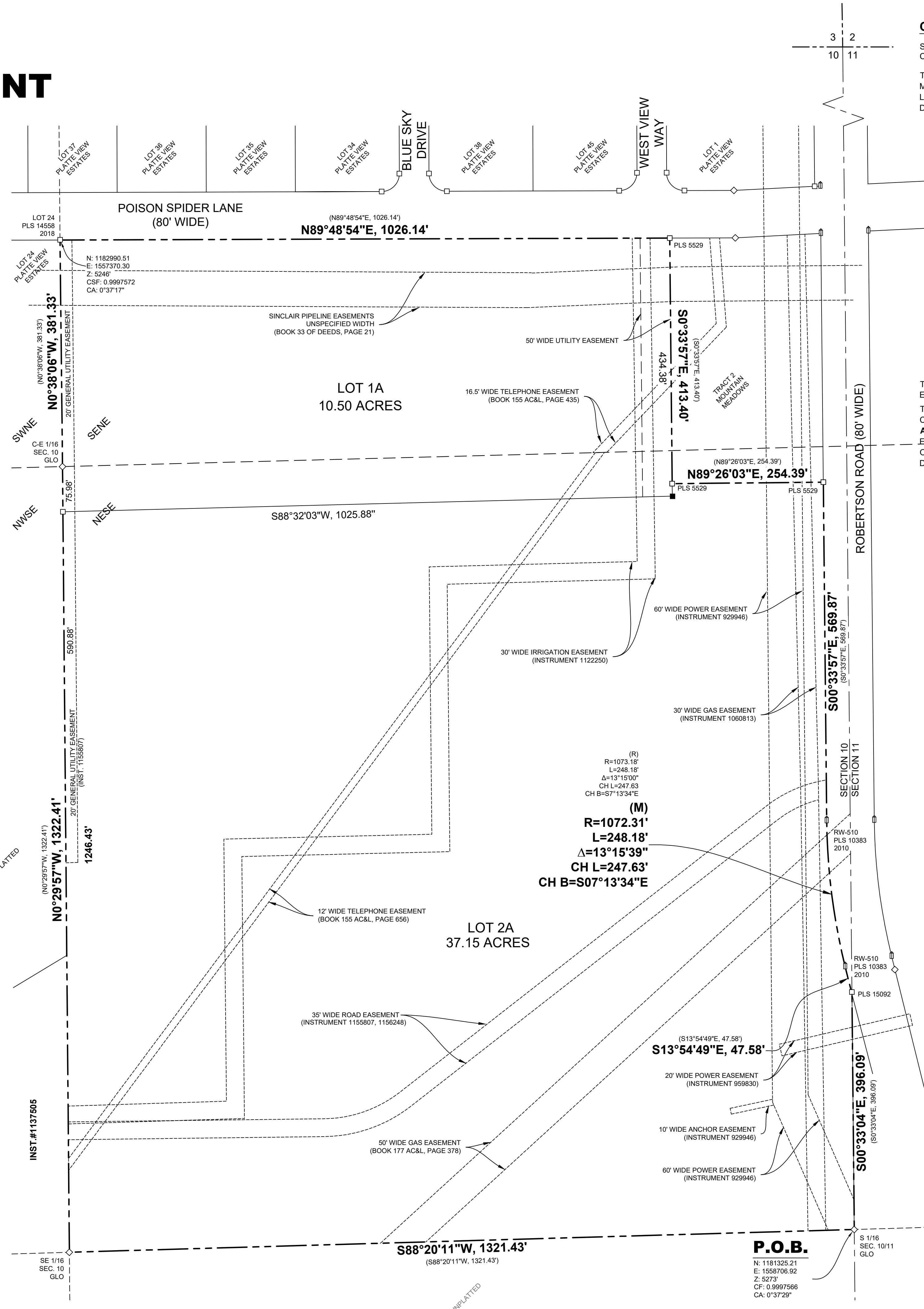
NOTES

- ERROR OF CLOSURE EXCEEDS 1:494,094.
- 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.



Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220010



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, BRIAN HUFFAKER, MANAGER OF GRHH PERFORMANCE MILLS LLC AND CLAYTON HOWELL, MANAGER OF XL CHARTER DEVELOPMENT LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, MOUNTAIN MEADOWS No. 2, LOCATED IN PORTIONS OF THE NE1/4SE1/4 AND THE SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11\"/>

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57\"/>

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SE1/4NE1/4, SECTION 10 AND THE EAST LINE OF LOT 24 OF PLATTE VIEW ESTATES, N.0°38'06\"/>

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID POISON SPIDER LANE, N.89°48'54\"/>

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, INTO SAID NE1/4SE1/4, SECTION 10, S.0°33'57\"/>

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, N.89°26'03\"/>

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD, S.0°33'57\"/>

THENCE CONTINUING ALONG THE EASTERLY 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\"/>

THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49\"/>

THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04\"/>

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 47.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

GREENBRIAR PARTNERS, LLC
421 S. CENTER STREET, SUITE 201
CASPER, WY 82601

GRHH PERFORMANCE MILLS LLC
855 W. BROAD ST., SUITE 300
BOISE, ID 83702

XL CHARTER DEVELOPMENT, LLC
855 W. BROAD ST., SUITE 300
BOISE, ID 83702

LISA BURRIDGE, MANAGER
BRIAN HUFFAKER, MANAGER
CLAYTON HOWELL, 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

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY BRIAN HUFFAKER, MANAGER - GRHH PERFORMANCE MILLS LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY CLAYTON HOWELL, MANAGER - XL CHARTER DEVELOPMENT, 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 _____

CERTIFICATE OF SURVEYOR

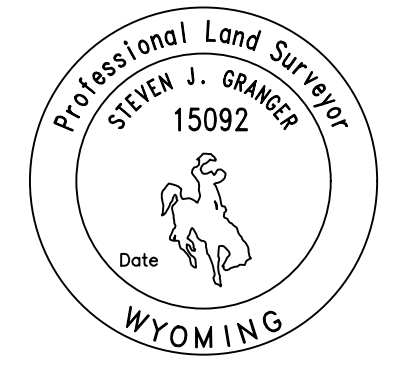
I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2024 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

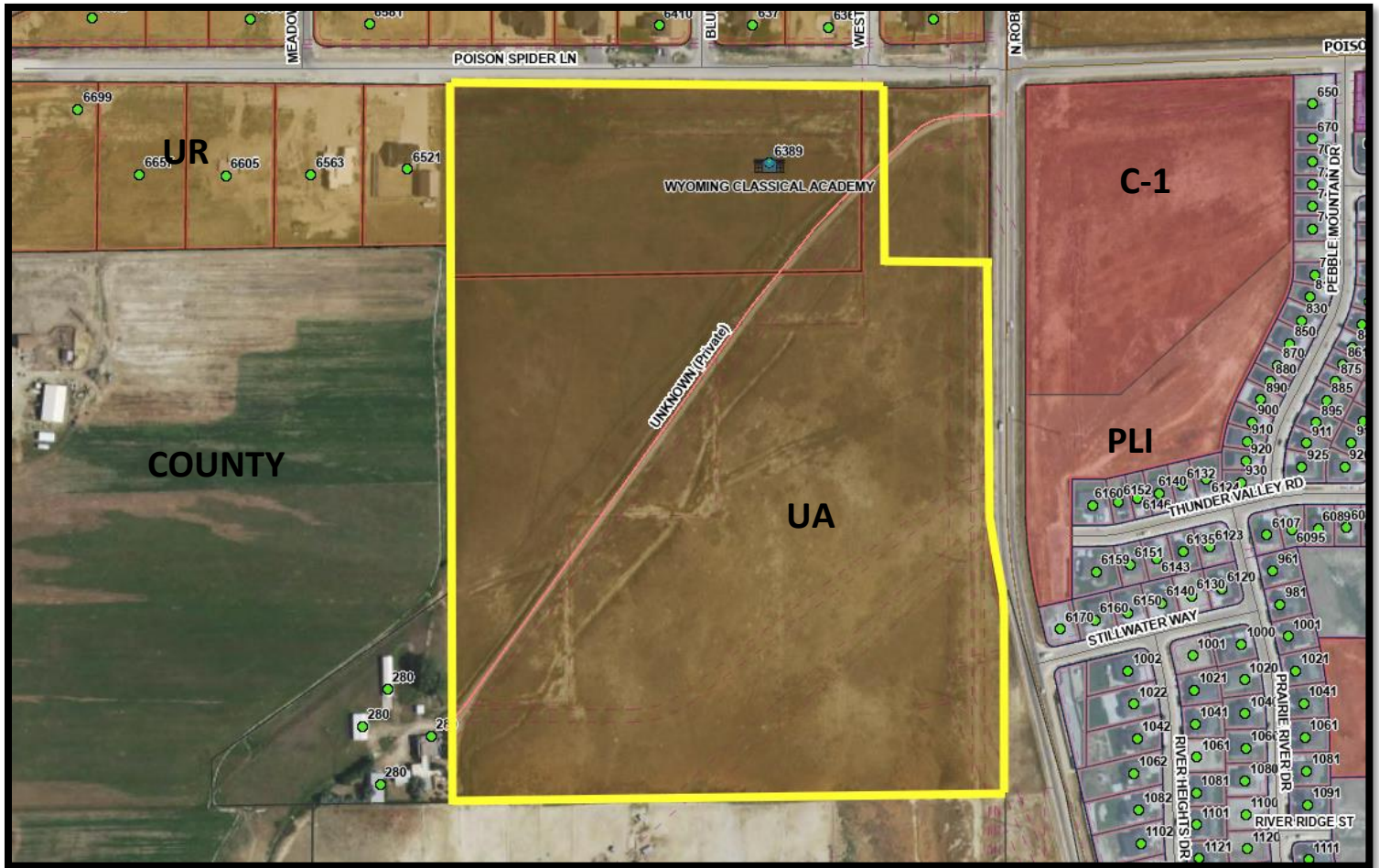
THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



Minor Adjustment Plat of Mountain Meadows No. 2



Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	

WARRANTY DEED

FT INVESTMENTS, LLC, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

GREENBRIAR PARTNERS, LLC, grantees(s), whose address is:

of Natrona County and State of 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:

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 10th day of June, 2022.

FT INVESTMENTS, LLC

BY: [Signature]
KEITH P. TYLER
MEMBER

BY: [Signature]
GARY FERGUSON
MEMBER

State of Wyoming)
)SS.
County of Natrona)

This record was acknowledged before me on this 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024
[Signature]
Notarial Officer



Recording requested by
and when recorded please return to:

Performance Charter School Development LLC
855 W. Broad Street, Suite 300
Boise, ID 83702
Attn: Legal Department



6/21/2024 9:15:56 AM
Pages: 6

NATRONA COUNTY CLERK

Tracy Good
Recorded: CC
Fee: \$27.00
AMERICAN TITLE AGENCY

1156249

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 17th day of June, 2024, by Greenbriar Partners LLC, a Wyoming limited liability company, whose address is 259 S. Center, Suite 214, Casper, Wyoming 82601 (the "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and warrants unto GRHH PERFORMANCE MILLS LLC, an Idaho limited liability company, as to an undivided 90% interest, and XL CHARTER DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 10% interest (collectively, the "Grantee"), whose address is 855 W. Broad Street, Suite 300, Boise, Idaho 83702, and the Grantee's heirs and assigns forever all the real property together with any improvements located in the County of Natrona and State of Wyoming, described as follows:

See Exhibit A attached hereto.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, gaps and gores, rights of way and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, easements, hereditaments, rights of way and gaps and gores, unto the Grantee and the Grantee's heirs, successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND FOREVER DEFEND the above described premises but not any vacated street, alley, or other right-of-way that adjoins said premises, if any, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to those matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

GENERAL WARRANTY DEED - 1

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Greenbriar Partners, LLC,
a Wyoming limited liability company

By: [Signature]
Name: Lisa Burridge
Title: Managing Member

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 17th day of June, 2024, by Lisa Burridge as Managing Member of Greenbriar Partners, LLC, a Wyoming limited liability company.

[SEAL]

[Signature]
Notary Public Signature
Print Name: Tristie Ross
My Commission Expires: 7-29-27

TRISTIE A. ROSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 15545
MY COMMISSION EXPIRES 07/29/2027

EXHIBIT A
Legal Description

LOT 1, "MOUNTAIN MEADOWS NO. 2", AN ADDITION TO THE CITY OF MILLS,
NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 12, 2024, AS
INSTRUMENT NO. 1155807.

GENERAL WARRANTY DEED - 1

EXHIBIT B
Permitted Exceptions

1. TAXES OR ASSESSMENTS NOT YET DUE AND PAYABLE.
2. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED, FROM GERTRUDE E. WALPORT, A SINGLE LADY, TO THE ILLINOIS PIPE LINE COMPANY, DATED JULY 19, 1921, RECORDED SEPTEMBER 21, 1921, IN BOOK 31 OF DEEDS, PAGE 36. AND SUBSEQUENT ASSIGNMENTS THEREOF.
3. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY GRANT, FROM GERTRUDE E. WALPORT, A SINGLE PERSON, TO R. E. WERTZ, DATED OCTOBER 8, 1921, RECORDED FEBRUARY 18, 1922, IN BOOK 33 OF DEEDS, PAGE 21. AND SUBSEQUENT ASSIGNMENTS THEREOF.
4. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY, FROM GERTRUDE E. MIRANDA FORMERLY GERTRUDE E. WALPORT, TO BOLTON OIL COMPANY, A WYOMING CORPORATION, DATED OCTOBER 5, 1922, RECORDED NOVEMBER 27, 1922, IN BOOK 36 OF DEEDS, PAGE 8.
5. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO GERTRUDE E. MIRANDA, FORMERLY GERTRUDE E. WALPORT, DATED FEBRUARY 20, 1924, RECORDED JUNE 25, 1924, IN BOOK 42 OF DEEDS, PAGE 118.
6. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO FREDERICK A. WALPORT, DATED DECEMBER 18, 1923, RECORDED JANUARY 11, 1924, IN BOOK 32 OF DEEDS, PAGE 436.
7. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED BY AND BETWEEN R. E. WERTZ, AGENT, AND PRODUCERS AND REFINERS CORPORATION, DATED JULY 31, 1922, RECORDED DECEMBER 27, 1926, IN BOOK 22 AC&L, PAGE 155. AND SUBSEQUENT ASSIGNMENTS THEREOF.
8. TERMS AND PROVISIONS CONTAINED IN ASSIGNMENT OF RIGHTS OF WAY AND STATION SITE LEASES, PERMITS AND LICENSES, BETWEEN PRODUCERS AND REFINERS CORPORATION, ET AL, AND SINCLAIR WYOMING OIL COMPANY, DATED MAY 21, 1934, RECORDED NOVEMBER 22, 1934, IN BOOK 27 AC&L, PAGE 88.
9. TERMS, PROVISIONS AND EFFECT CONTAINED IN AMENDATORY CONTRACT BETWEEN THE UNITED STATES OF AMERICA AND THE CASPER-ALCOVA IRRIGATION DISTRICT, DATED AUGUST 3, 1935, RECORDED SEPTEMBER 23, 1935, IN BOOK 27 AC&L, PAGE 481; AND DATED NOVEMBER 25, 1957, RECORDED DECEMBER 3, 1957, IN BOOK 73 AC&L, PAGE 427. ALSO, SEE AFFIDAVIT AFFECTING TITLE DATED MAY 21, 1998, RECORDED JUNE 3, 1998, AS INSTRUMENT NO. 614975.
10. TERMS AND PROVISIONS CONTAINED IN AGREEMENT BY AND BETWEEN NORTHERN UTILITIES COMPANY AND SINCLAIR REFINING COMPANY, DATED JANUARY 3, 1941, RECORDED FEBRUARY 17, 1941, IN BOOK 31 AC&L, PAGE 413.
11. TERMS AND PROVISIONS CONTAINED IN CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND H. A. NORDMAN, A SINGLE PERSON, DATED OCTOBER 19, 1951, RECORDED NOVEMBER 2, 1951, IN BOOK 47 AC&L, PAGE 105.

GENERAL WARRANTY DEED - 2

12. TERMS AND PROVISIONS CONTAINED IN GENERAL CONVEYANCE FROM NORTHERN UTILITIES COMPANY TO NORTHERN UTILITIES, INC., A WYOMING CORPORATION, DATED DECEMBER 20, 1962, RECORDED DECEMBER 31, 1962, IN BOOK 102 AC&L, PAGE 203.
13. TERM AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 6, 1972, RECORDED NOVEMBER 6, 1972, IN BOOK 155 AC&L, PAGE 435; AND RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 9, 1972, RECORDED DECEMBER 27, 1972, IN BOOK 155 AC&L, PAGE 656.
14. TERMS AND PROVISIONS CONTAINED IN LICENSE FROM THE COUNTY OF NATRONA, STATE OF WYOMING, TO PIONEER WATER AND SEWER DISTRICT, DATED OCTOBER 1, 1981, RECORDED OCTOBER 7, 1983, AS INSTRUMENT NO. 359637.
15. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM DONALD E. MIDDAUGH, ET AL, TO JOHN C. DOYLE, A SINGLE PERSON, DATED MARCH 7, 1989, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 457758.
16. RECORD OF SURVEY PLAT SHOWING RIGHT-OF-WAY BOUNDARY FOR ROBERTSON ROAD, RECORDED OCTOBER 8, 2010, AS INSTRUMENT NO. 896458.
17. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWRENCE E. MIDDAUGH, ET AL, GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, DATED JUNE 1, 2012, RECORDED JUNE 11, 2012, AS INSTRUMENT NO. 929946.
18. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 09-17, RESOLUTION NAMING POISON SPIDER LANE, RECORDED MAY 3, 2017, AS INSTRUMENT NO. 1030155.
19. TERMS AND PROVISIONS CONTAINED IN EASEMENT AND DEDICATION BY FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND PLATTE VIEW DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, GRANTED TO CASPER ALCOVA IRRIGATION DISTRICT, DATED APRIL 10, 2019, RECORDED APRIL 8, 2022, AS INSTRUMENT NO. 1122250.
20. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-25, RECORDED MAY 25, 2022, AS INSTRUMENT NO. 1124683.
21. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS, RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.
22. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-44, DATED DECEMBER 13, 2022, RECORDED DECEMBER 15, 2022, AS INSTRUMENT NO. 1134515.
23. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2023-44, DATED NOVEMBER 14, 2023, RECORDED NOVEMBER 15, 2023, AS INSTRUMENT NO. 1147799.
24. TERMS AND PROVISIONS CONTAINED IN CITY OF MILLS/PERFORMANCE CHARTER SCHOOL MILLS LLC SITE PLAN AGREEMENT BY AND BETWEEN THE CITY OF MILLS , WYOMING, A MUNICIPAL CORPORATION, AND GRHH PERFORMANCE MILLS LLC, ET AL, DATED JANUARY 23, 2024, RECORDED JANUARY 31, 2024, AS INSTRUMENT NO. 1150547.

GENERAL WARRANTY DEED - 3

- 25. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS NO. 2, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155807.
- 26. TERMS AND PROVISIONS CONTAINED RESOLUTION NO. 2024-14, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155809.
- 27. 49. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2024-13, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155811.

GENERAL WARRANTY DEED - 4

Resolution No. 2025-10

A RESOLUTION APPROVING THE MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2, AN ADDITION TO THE CITY OF MILLS

WHEREAS, the City of Mills is a municipal corporation under the laws of the State of Wyoming; and

WHEREAS, Greenbriar Partners, LLC, GRHH Performance Mills, LLC and XL Charter Development, LLC are the owners of Lots 1 & 2, Mountain Meadows No. 2, an addition to the City of Mills, Natrona County, Wyoming.

WHEREAS, said owner has petitioned the City of Mills to plat said property as the Minor Adjustment Plat of Mountain Meadows No. 2, an addition to the City of Mills; and

WHEREAS, said plat was modified to satisfactorily address requests and requirements made by City Staff and Utility Providers; and

WHEREAS, said plat complies with City of Mills subdivision standards; and

WHEREAS, said plat complies with the minimum lot size and lot width requirements for the Urban Agriculture Zoning District; and

WHEREAS, the Planning & Zoning Commission met on January 2, 2025, and forwarded a “Do Pass upon completion of all planning considerations” recommendation for said plat to the City Council.

THEREFORE, BE IT RESOLVED, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Commission at a Council meeting held on 28 January 2025 and approved the Minor Adjustment Plat of Mountain Meadows No. 2, an addition to the City of Mills, Wyoming.

1. All planning considerations shall be met.
2. Upon City Council approval, a “Final Plat” will be provided to the City of Mills for recordation with the Natrona County Clerk’s Office.

PASSED, APPROVED AND ADOPTED THIS 28TH Day of January, 2025.

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Cherie Butcher, Council

Tim Sutherland, Council

Brad Neumiller, Council

ATTEST:

Sarah Osborn, City Clerk