

PLANNING & ZONING
July 10, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Nick Sterling
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.](#) Approval of minutes from June 5, 2025

AGENDA ITEM

- [2.](#) 25.07 FSP – Resubdivision of Lots 1 & 2, Block 34, Mountain View Extension
- [3.](#) 25.08 FSP – Charter Heights Final Plat
- [4.](#) 25.06 FSP – Casper Creek Addition No. 3 – Revised Final Plat
- [5.](#) 25.03 DEV – Hegge/Casper Creek Development Site Plan

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 - August 7, 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.

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Item # 1.

Board Members Present: Chairman John Gudger, Vice-Chairman Chris Volzke, Member Robin Baye, and Member Laura Miramontes

City Staff in Attendance: Megan Nelms, City Planner, Kevin O’Hearn, Building Inspector, and Sarah Osborn, City Clerk

Chairman John Gudger called meeting to order at 5:36pm on June 5, 2025, as a quorum was present.

CONSENT AGENDA

1. Minutes

2. Approval of minutes from May 1, 2025

- a. Vice Chairman Chris Volzke made a motion to approve the minutes. Board Member Robin Baye seconded the motion. Chairman Gudger called for a vote to pass the minutes of the May 1, 2025 P&Z meeting. All ayes, motion passed.

3. AGENDA ITEM

4. 25.01 TA – Amendments to Title 17 – City of Mills Land Development Regulations

- a. Chairman Gudger asked Megan Nelms to detail the proposed changes.
- b. Megan provided a detailed overview of the memorandum that was distributed to the board members.
 - i. Staff is presenting the FINAL DRAFT version of proposed amendments to Title 17 – Land Development Regulations (LDRs). A complete revision of the document was adopted in July of 2024. Now a year in use, staff have found minor corrections, modifications and additions needed within the regulations. Staff presented a preliminary version of the amendments at the March Planning & Zoning meeting and requested the Commissioners review and provide any comments on the proposed amendments. I have also consulted with other city staff, external development reviewers and frequent users of the LDRs to solicit comments and feedback about the proposed amendments.
 - ii. Included with the minor changes to the existing regulations is the new Downtown Riverfront Overlay Design District. Covering the riverfront area along both sides of Wyoming Blvd. from approximately Eighth St. to First St., the Downtown Riverfront Design Overlay District is the next step in achieving the goals set forth in the Mills 2017 Comprehensive Plan and the 2016 River Front Concept Design Plan. The zoning overlay is part of the process to implement goals from the Comprehensive Plan, which include:
 1. Develop a Downtown Riverfront District with a riverfront park and trails to attract families, the arts and restaurants to create the heart of the community.
 2. Create a plaza-like festival space with public spaces that may include, but are not limited to, a band shell, usable greenway, and splash pad, among other amenities.
 3. Develop a unique downtown destination for residents and visitors to gather and celebrate the community.

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- iii. The overlay district focuses on establishing a new pattern of land use and utilization of design elements to define the look and feel of the future river front area. Goals from the Comprehensive Plan applicable to the proposed overlay include:
 - 1. Establish an identity for the city through streetscape, community branding, light poles and banners, wayfinding and business improvements in the commercial areas.
 - 2. Encourage the use of the same materials throughout the district and provide incentives to use local products.
 - 3. Clean up the commercial area of lower Mills and work to assist in the quality redevelopment of the identified area.
- iv. The overlay district standards have been drafted with goals from the Comprehensive Plan in mind. The overlay district regulations put the focus on:
 - 1. Creating a strong sense of place
 - 2. Walkable environments
 - 3. Safe streets and places that are comfortable for people to walk and meet.
 - 4. A mixture of commercial and residential uses
 - 5. Building materials, signage standards and design elements that will look similar across the corridor to establish a cohesive identity for the area.
- v. A summary of the amendments is provided on the attached spreadsheet. Staff will receive comments, edits, and modifications to the proposed amendments at the meeting and request that the Commission make a recommendation. The amended regulations will then be presented to Council for 1st reading on June 24th. The process to adopt the amendments will take three readings before the Council.
- vi. **Staff Recommendation:** The Planning Commission provide a “do pass” recommendation to the City Council for the adoption of amendments to Title 17, Mills Land Development Regulations.
- c. Chairman Gudger opened the floor to Vice Chairman Volzke to present his questions regarding the Section 22 Draft
 - i. Regarding Section 6 – Building Materials (22.30), since wood is not explicitly listed as either a recommended or avoided material, clarification is needed. While he does not believe wood is intended as a primary material in this area, he questioned whether it could be used as an accent. He also asked whether its omission was intentional and, if wood is to be permitted or prohibited, whether it should be clearly stated in one of the categories.
 - 1. In Chairman Gudger’s opinion—and he welcomed input from Megan and Kevin—there are certain materials, particularly for commercial and civic structures like restrooms or an amphitheater, that should be more clearly addressed. He noted that if timbers are to be used, they should be specifically included in the list of acceptable materials. Although he hadn’t previously marked that, he believes it’s important to do so. He also mentioned newer technologies, such as fiber cement siding (like

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Hardie board), which can achieve the desired look while offering greater durability for commercial applications. Chairman Gudger expressed that natural wood should likely be discouraged, as it's rarely used in its traditional lap siding form for commercial buildings and is generally replaced by more durable, manufactured alternatives.

- a. Kevin's viewpoint was that wood should not be entirely prohibited. It was noted that certain types—such as timbers or timber strand—can be appropriate. While OSB is not suitable for exterior use, high-quality options like solid cedar wood siding may be acceptable in the right context.
- b. Vice Chairman Volzke suggested allowing wood as a secondary or accent material, provided it is used in minimal amounts. He emphasized that the intent would not be to exclude features such as timber elements, like exposed beams, which can add architectural value. He referenced the design of David Street Station as an example of how timber can be effectively and appropriately integrated.
 - i. Kevin added to set a limit to 20%.
- c. Megan clarified that Section 22.36(A) states buildings shall be constructed using local or regionally available durable materials such as brick, natural stone, manufactured stone, and other textured finishes. She suggested that wood be included as a secondary material for accents. Additionally, she recommended referencing commercial-grade wood siding alternatives—such as Hardie board or similar products—as acceptable materials.
 - i. Chairman Gudger noted that part of the district's intent is to reflect historic architectural styles, many of which incorporate wood siding. Therefore, imposing a strict percentage limit, such as 20%, may not align with the overall design goals
 - ii. Megan noted that the ordinance language uses the phrase 'materials such as,' which allows for some flexibility. Given that any development within the overlay district is subject to a full development plan review and design review process, there will be multiple opportunities—for staff, the Planning Commission, and City Council—to evaluate whether proposed materials align with the district's design standards and vision. While allowing the use of wood may be appropriate, the review process will ensure that any proposed application of wood fits within the intended character of the area and avoids designs that are inconsistent or out of place.

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- iii. Chairman Gudger expressed concern that developers often prioritize cost over design, especially in Wyoming, which can compromise the city's aesthetic goals for the Town Center. He recommended that the code clearly specify acceptable materials—particularly siding—by allowing commercial-grade wood-type products like Hardie board, rather than setting a strict 20% wood limit. He also noted the need to balance design standards with construction costs, especially for mixed-use buildings. Non-commercial wood trim should be minimized or fire-treated, while durable, commercial-grade options should be listed as acceptable.
- 5. The meeting paused briefly to welcome its newest member, Laura Miramontes.
 - a. Chairman Gudger gave Member Miramontes a brief update on the ongoing discussion and outlined the plans for the Riverfront and the overlay district.
 - b. Chairman Gudger brought the discussion back to Chris's question, asking for input on whether to limit the percentage of siding used on the upper level of a building. He expressed hesitation about enforcing a strict 20% cap and opened the floor for comments and suggestions, specifically inviting feedback from Kevin.
 - i. Kevin suggested leaving the code as is without specifically mentioning wood. He noted that materials like Hardie board offer low-maintenance options, while timbers are less desirable due to upkeep. He proposed that applicants be allowed to present designs that incorporate decorative wood, which could then be evaluated during the design review process. If the wood is used sparingly, functionally, and aligns with the project's budget, it could be approved on a case-by-case basis.
 - ii. Chairman Gudger recommended replacing one of the images on the third page, noting it appeared too modern and did not reflect the city's desired architectural style. He suggested using a grayscale photo from the next page, depicting downtown Cheyenne, as a better example of historic Western architecture. He emphasized maintaining design flexibility while reinforcing the district's aesthetic goals and asked for input from the group.
 - iii. Vice Chairman Volzke suggested wrapping up the wood discussion by agreeing with Kevin's earlier comment—that if the material isn't explicitly included or excluded, leaving the code silent allows flexibility. This approach would let applicants propose uses like timbers or wood accents for consideration during the review process. He felt the group had a thorough discussion of the pros and cons and concluded that leaving it silent is likely the best course of action.
 - 1. All board members agreed and moved forward.
 - iv. Chairman Gudger requested that the image on page 3 be replaced with a more appropriate alternative.
 - 1. Megan agreed and will change out the picture.
- 6. Member Baye initiated discussion by noting that the plans do not mention electric vehicle (EV) charging stations. He asked whether the board wanted to address their placement, especially

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given the inclusion of residential development. He raised concerns about the visual impact of charging stations in front of historic buildings and suggested that if allowed, they should be placed in less prominent locations, such as parking lots.

- a. A broader conversation followed comparing EV stations to traditional gas stations, with several members expressing that neither are appropriate in the historic district—particularly the Public Land/Institutional (PLI) overlay area, which includes the park, amphitheater, and valuable riverfront property. The consensus was that charging stations and fueling stations should be restricted in the PLI zone but could be allowed in the C-1 General Commercial zone.
 - b. Staff clarified that EV charging stations are not currently listed as a permitted use in the Land Development Regulations (LDRs), and therefore are not allowed unless explicitly added. The board discussed potential updates to the LDRs to address this.
 - c. The Chair suggested an exception be considered for private-use charging stations located within enclosed garages tied to residential or mixed-use developments, noting this would balance preservation goals with future flexibility. Staff and board members agreed this was a reasonable compromise, allowing private residents with EVs to charge vehicles out of public view, while restricting public or commercial EV stations from visually sensitive areas.
 - d. The board agreed to move forward with recommendations that:
 - i. Prohibit EV and fuel stations in the PLI overlay.
 - ii. Permit EV charging stations in the C-1 zone.
 - iii. Allow private EV charging in enclosed garages associated with residential or mixed-use buildings.
7. Vice Chairman Volzke raised a question regarding the lack of specified parking requirements in the current overlay plan, noting that while the design shows overall parking, it does not define the number of required spaces. He assumed the default would revert to commercial code standards and asked whether the board was comfortable with that, or if a reduced requirement might be more appropriate given limited space and the desire to maximize development.
- a. Board members discussed the benefit of shared parking, especially between residential, retail, and amphitheater uses, given their differing peak hours. Several members agreed that dedicated residential parking should be required (e.g., 24/7 access), while commercial and public uses could share available lots due to opposite usage patterns. It was noted that the current Land Development Regulations (LDRs) require 1.5 spaces per dwelling unit for multifamily housing but also allow City Council discretion to adjust parking standards on a case-by-case basis.
 - b. Examples were shared of recent developments that utilize underground parking or offer purchase options for additional spaces. Board members also noted the evolving transportation landscape, including increased walkability, remote work, and reduced car dependency in urban-style environments.
 - c. The group expressed consensus that the overlay should allow flexibility, promote shared use, and avoid excessive parking that could reduce the area's development potential or disrupt its urban character.
8. There was also brief discussion on the possibility of incorporating thematic or historic-style lighting throughout the district to maintain a cohesive visual identity. Board members supported

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this idea and noted that the city would likely control lighting within public rights-of-way. Some members suggested that a consistent lighting theme would enhance the overall design and appeal of the area.

9. Vice Chairman Volzke raised a concern regarding the language in Section 22.35.9(A)(2) on sign compatibility, stating it appeared overly broad and open to interpretation. He noted that terms like “relative scale,” “overall size,” and “compatibility with building design” could be interpreted differently by staff, the board, and developers. However, he acknowledged that flexibility may be appropriate given the design goals of the overlay district.
 - a. Board members agreed that while the language leaves room for interpretation, this could allow for more case-by-case review and refinement during the development approval process. The flexibility was viewed as beneficial, so long as it supports overall design consistency and the district’s intended character.
10. There was detailed discussion about the use of freestanding signs, particularly monument-style signs, within the overlay district. Key points included:
 - a. Consensus emerged to prohibit pole and pylon signs, favoring low-profile monument signs with solid bases.
 - b. Some members expressed a desire to restrict signage in the PLI (Public Land/Institutional) zone—especially riverfront property—to building-mounted signs only, to maintain a cohesive and pedestrian-scale town center aesthetic.
 - c. Others pointed out the need for some flexibility to support commercial investment (e.g., restaurants or retail) that may require modest monument signage for visibility and branding.
 - d. Concerns were raised about creating inconsistent signage standards across Wyoming Boulevard, where one side (PLI) would be more restricted than the other (C-1 General Commercial). Several members recommended maintaining a unified signage standard for the entire district to preserve a cohesive visual identity.
11. Planning staff referenced Section 22.35.10(D) and DI.2, which already restrict freestanding signs to monument type, require solid bases, limit height to 8 feet, prohibit pylon signs, and require landscape integration and appropriate sightlines.
 - a. These existing standards were found to sufficiently address most of the board’s concerns, providing structure while still allowing thoughtful design flexibility.
 - b. The board agreed that signage regulations should apply uniformly across the overlay district, with the understanding that contextual interpretation will occur during planning review.
12. Member Bryson raised a question about applicable setbacks for development along Wyoming Boulevard, specifically within the overlay district. Staff clarified that setback requirements would defer to the base zoning unless otherwise modified.
 - a. For C-1 (General Commercial) zoning, the standard front setback is 5 feet.
 - b. For PLI (Public Land/Institutional) zoning, the front setback is 25 feet, similar to residential zoning standards.
13. Bryson and other members noted that a 25-foot setback could significantly constrain development along the riverfront, where lot depths are often shallow. The group acknowledged

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that this may warrant a re-evaluation of zoning for the riverfront parcels currently designated PLI.

14. Planning staff confirmed that:
 - a. The overlay district sets design guidelines, but use and dimensional standards (like setbacks) still default to the base zoning.
 - b. If the city-owned riverfront parcels are eventually developed for commercial purposes (e.g., restaurants or retail), it may be appropriate to rezone them to C-1 or Office Business, which would reduce the front setback and better align with intended uses.
 - c. Rezoning requests would be reviewed case-by-case, but the overlay design standards would still apply.
15. Members also discussed the importance of integrating parking and trail access into the site design and emphasized the need for creative architectural solutions, such as covered parking or rear access, especially along the riverfront.
16. Member Bryson raised the need to introduce landscaping breaks within large parking lots, noting that some cities require no more than 20 consecutive parking stalls without a landscape island or break. The board agreed that continuous rows of 50 or more parking spaces are excessive and visually unappealing.
 - a. After discussion, the board reached general consensus on the following standard:
 - i. "Any row of parking containing more than 20 consecutive spaces shall include a landscaped island or break after every 20 spaces."
 - b. The intent is to prevent long, uninterrupted rows of vehicles, enhance the visual quality of parking areas, and support stormwater management and pedestrian safety.
 - c. Planning staff agreed to draft revised language based on this guidance and to review comparable standards (e.g., City of Casper) for reference and best practices.
17. Member Bryson emphasized the importance of visual appeal and functional separation in parking lot design. He proposed incorporating buffering requirements for all parking lots, not just those over one acre in size, to improve aesthetics and prevent large expanses of uninterrupted pavement.
 - a. Key points of agreement and revisions included:
 - i. Landscaped islands: The board reaffirmed its support for requiring landscape breaks after every 20 consecutive parking spaces to avoid excessive pavement and promote visual relief.
 - ii. Buffer strips: All parking lots, regardless of size, should be buffered from adjacent properties and roadways by a landscaped strip.
 - b. The group recommended the following updated standard:
 - i. "All parking lots shall be buffered by a landscaped strip at least 5 feet in width, located between the parking area and any abutting property."
 - c. The board agreed to remove any allowance for landscaping within the public right-of-way to meet minimum buffer requirements. Developers may supplement with additional landscaping in the right-of-way, but they must meet the minimum buffer width entirely within their own property.

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18. Members noted that excessive pavement without greenery creates an unwelcoming environment and detracts from the community's identity. Improving parking lot design with landscape buffers helps signal a vibrant, safe, and inviting area for residents and businesses.
19. Chairman Gudger raised a concern about the inclusion of stucco as an acceptable exterior building material within the design standards. He emphasized that stucco does not reflect the historic or regional architectural character the overlay district is intended to promote. Instead, the area's traditional materials include stone, wood siding, and industrial elements like concrete—materials that are more authentic to the local historical context.
 - a. Gudger recommended removing stucco from the list of allowed materials, citing its incompatibility with the district's desired aesthetic. Several board members voiced agreement.
 - b. The discussion also touched on the use of wood, which had previously been excluded due to maintenance concerns. Members noted that modern alternatives such as engineered wood and fiber cement board (e.g., Hardie board) offer improved durability and weather resistance while still providing the desired appearance.
20. Board Consensus:
 - a. Stucco should be removed from the list of permitted exterior building materials.
 - b. Modern wood alternatives such as engineered wood or fiber cement siding may be acceptable due to their improved durability and lower maintenance needs.
 - c. The design standards should emphasize materials that are historically appropriate, durable, and contextually compatible with the region's architectural character.
21. Action: Planning staff will revise the materials section to remove stucco and clarify acceptable wood alternatives.
22. Chairman Gudger's Concerns and Proposed Edits – Overlay District
 - a. *The board agreed with each of the following recommendations.*
23. Color Standards
 - a. Remove reference to specific colors such as "muted green."
 - b. Use general language referring to "natural, warm base colors."
 - c. Allow accent colors to be reviewed and approved during the Planning & Zoning site development process.
 - d. *Rationale:* Prevent limiting acceptable color choices and preserve flexibility.
24. Brick Consistency
 - a. If brick is used, require its color to be similar to that of City Hall or other established buildings in the district.
 - b. Add clarification in the Building Materials section.
 - c. *Rationale:* Maintain architectural cohesion throughout the overlay area.
25. Lighting Standards
 - a. Encourage Use of LED
 - i. Add language that encourages the use of LED lighting throughout the overlay district.
 - ii. *Rationale:* LEDs are energy-efficient and support modern lighting controls.
26. Light Containment
 - a. Require all lighting to be contained within property boundaries, both:
 - i. Vertically

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- ii. Horizontally
 - b. Ensure consistency with existing zoning code standards.
 - c. *Rationale:* Prevent light pollution and protect neighboring properties.
- 27. Site Lighting Clarifications (Section 5D & E)
 - a. Make verbiage more specific regarding:
 - i. Illumination control
 - ii. Containment of lighting spillover
 - b. *Rationale:* Strengthen the enforceability of lighting design standards.
- 28. Color Temperature (Warm Lighting Definition)
 - a. Define warm lighting as 2700 to 3000 Kelvin.
 - b. Apply standard to all lighting types, where applicable.
 - c. *Rationale:* Maintain a historic and inviting atmosphere appropriate for the district.
- 29. Outdated/Inappropriate Lighting Technologies
 - a. Remove the following from acceptable lighting sources:
 - i. Cool-season fluorescent
 - ii. Mercury vapor
 - b. Conditionally allow, only if within the 2700–3000K range:
 - i. Halogen
 - ii. High pressure sodium
 - iii. Low pressure sodium
 - c. *Rationale:* These are outdated or inconsistent with historic district aesthetics.
- 30. Parking Lot Lighting
 - a. Ensure parking lot lighting complies with:
 - i. Containment standards
 - ii. Warm lighting (2700–3000K)
 - b. *Rationale:* Consistency with other lighting provisions and district character.
- 31. Title 17 LDRs Amendments
 - a. Vice Chairman Volzke initiated a review of Title 17 updates, beginning with a discrepancy in the public hearing notice distance listed in Section 16.
 - i. Issue Identified:
 - 1. The summary matrix incorrectly states the notice distance as 140 feet.
 - 2. The actual ordinance text (located on page 61 of the PDF) correctly states the notice distance as 300 feet.
 - b. Clarification:
 - i. The board confirmed that the correct and intended distance is 300 feet.
 - ii. The summary document will be updated to reflect the correct figure.
 - c. Board Action:
 - i. Confirmed that 300 feet is the accurate and approved standard for public hearing notice distance.
 - d. Vice Chairman Volzke sought clarification on whether the front setback is officially being increased back to 25 feet, noting previous adjustments and varying practices.
 - i. Staff confirmed that the setback had been reduced to 20 feet when the new Land Development Regulations (LDRs) were adopted, but based on feedback and longstanding familiarity, it is now being returned to 25 feet.

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- e. Vice Chairman Volzke's Position:
 - i. While acknowledging he may be in the minority, he expressed a preference for retaining the 20-foot setback, especially in light of:
 - 1. Reduced minimum lot sizes (down to 5,000 sq. ft.).
 - 2. The need to allow flexibility in structure placement to ensure usable rear yards.
 - ii. However, he indicated he would not oppose the majority's preference for 25 feet if that is the prevailing decision.
 - f. Additional Notes:
 - i. Casper's current model includes 20 feet for the primary structure and 25 feet for garages, which was noted as a helpful compromise to prevent parking over sidewalks.
 - g. Board Direction:
 - i. Tentative consensus to revert to 25-foot front setbacks, consistent with historical expectations and community preferences.
32. Legacy Incompatible Uses (Page 136)
- a. Vice Chairman Volzke commended the added language addressing legacy incompatible uses, noting it was a thoughtful and well-crafted section.
 - b. He expressed appreciation for the clarity and usefulness of this addition to the code.
 - c. Board Response: General agreement and thanks to staff for the improvement.
33. Manufactured Housing Setbacks (Page 150)
- a. A. Concern About Reduced Setbacks
 - i. Vice Chairman Volzke questioned the reduced front setback for manufactured housing, particularly in manufactured home parks.
 - ii. He noted that while standard front yard setbacks had been increased back to 25 feet elsewhere in the code, manufactured housing was being allowed a 10-foot front setback.
 - iii. He expressed concern about inconsistency and the visual impact on neighboring properties.
 - b. Staff Clarification
 - i. The reduced setback applies only to manufactured home parks, not individual manufactured homes on single-family lots.
 - ii. This adjustment was informed by recent rezoning and development in areas such as Lafayette, where tighter site constraints made the previous 20-foot park boundary setback difficult to meet.
 - iii. Staff emphasized that the 20-foot buffer from the park boundary remains in place, while the 10-foot setback applies to interior streets within the park.
 - c. Additional Discussion and Concerns
 - i. Volzke and other members questioned whether a 10-foot setback from a public street was appropriate, especially when adjacent to standard single-family homes that must follow a 25-foot setback.
 - ii. The board generally agreed that:
 - 1. Setbacks facing a public street (even within a park) should be consistent with R-1 residential standards.

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2. 10-foot setbacks may be acceptable only when facing interior/private roads within the manufactured home park.
 - d. The group emphasized the need to avoid allowing visual or spatial inconsistencies between manufactured parks and adjacent residential areas.
34. Proposed Clarification
 - a. Revise the language to distinguish clearly between:
 - i. Public streets – maintain 25-foot front setbacks.
 - ii. Interior/private streets – allow reduced setbacks (e.g., 10 feet).
 - b. *Rationale*: Ensure equity between neighboring properties and preserve consistent frontage and visual character in mixed residential zones.
35. Vice Chairman Volzke introduced a suggestion to allow duplexes by right within R1 zoning districts. Drawing from his background in affordable housing, he emphasized that integrating the occasional duplex into a single-family neighborhood could increase affordability and housing diversity without significantly altering neighborhood character. He clarified that this would not permit fourplexes or multifamily units—only one- and two-family dwellings.
 - a. Volzke acknowledged this is a personal preference and welcomed differing opinions. He noted that landscaping standards and setbacks should remain consistent with existing R1 requirements to maintain aesthetic integrity. He referenced recent developments on Badger Lane as examples of what should be avoided—townhomes with expansive concrete and no front landscaping, which were viewed as aesthetic and planning failures. These developments were clarified as fourplexes, and such structures would not be permitted under his proposal.
 - b. A discussion followed regarding lot sizes and zoning designations:
 - i. R1 zoning currently allows only single-family dwellings with a 5,000 sq. ft. minimum lot size.
 - ii. R2 zoning allows one- and two-family dwellings and manufactured homes, with 7,000 sq. ft. minimums for duplexes.
 - iii. Concern was expressed about maintaining the character and property values of existing R1 neighborhoods, especially where homes were built under the assumption that only single-family development would occur.
 - c. Member Baye voiced that neighbors should have input if duplexes were to be introduced into an R1 area.
 - d. Planning staff clarified that Urban Ag Residential zones, such as Plat View, are not part of this conversation, as duplexes are not permitted there regardless.
 - e. Some members were open to the idea of adding duplexes in R1 with clear design and landscaping standards, while others were firmly opposed, citing potential property value impacts, aesthetics, and a desire to keep R1 as a low-density, single-family zone.
 - f. The discussion also touched on whether lot sizes in R1 should be increased, but there was no consensus. While some saw smaller lots as a tool for affordable housing, others felt that preserving larger lot sizes protected homeowner investment and neighborhood quality.
36. Member Bryson raised a question regarding the potential for allowing shipping containers ("C-cans") to be used as permanent structures, either for dwellings or accessory buildings, within city limits. He noted that with the high cost of traditional building materials, shipping containers

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offer a much more affordable, secure, and resilient alternative for small structures—particularly if they are properly clad, roofed, and installed on a foundation.

- a. He questioned why shipping containers are entirely excluded under current guidelines, despite increasing interest and no formal code provisions for evaluating them. He acknowledged the aesthetic concerns from residents and enforcement challenges the city has faced in the past, particularly when containers are placed without finishing, left in yards, or become long-term storage eyesores.
 - b. Bryson proposed that if containers are to be used as permanent structures:
 - c. They must be clad or painted to match the primary structure.
 - d. A pitched roof must be added for proper drainage and aesthetic alignment.
 - e. The structure must meet existing setbacks and permitting requirements.
 - f. It should go through the same inspection process as any accessory building or shed.
37. Other members acknowledged that when enforced correctly, this approach could be viable. However, concerns were raised about enforcement capacity, past abuse, and whether residents would follow through with the necessary upgrades once the container is in place. There was discussion of compliance tools, such as fines and permitting inspections, but also concerns about staff workload and resource limitations.
38. It was noted that:
- a. Any structure over 200 sq. ft. already requires full permitting.
 - b. Proper code compliance would require site plans, inspections, and certificate of occupancy (if for habitable use).
39. Ultimately, while some support was expressed for exploring this as a future option—especially for non-residential accessory use—there was no formal recommendation to change policy at this time. Members agreed the concept had merit, particularly for affordable storage or utility buildings, but emphasized the need for clear standards and strong enforcement mechanisms to prevent misuse.
40. In conclusion, there was general agreement that fourplexes and multifamily units are not appropriate for R1 zones, but the proposal to allow duplexes by right drew mixed reactions, with some openness to further study and others preferring to retain the current zoning structure.
41. Chairman Gudger asked for a motion to make amendments to Title 17
- a. Member Bryson made a motion, Member Baye seconded the motion, Chairman Gudger called for a vote to pass the amendments. All ayes, motion passed.
- 42. 25.01 COZ – Zone Map Amendment – Downtown Riverfront District Overlay**
- a. Megan presented the case for an amendment to the official City of Mills zoning map, proposing to apply the Downtown Riverfront Overlay District to specific lots and blocks within the original Mills townsite. She referenced the staff report, which includes the legal descriptions and a map highlighting the affected area in yellow.
 - i. Key points from Megan’s presentation:
 1. The overlay aims to guide future redevelopment in the downtown area in alignment with established district goals.
 2. Existing uses and structures will be grandfathered in. Current property owners are not required to conform to overlay standards unless there is:
 - a. A redevelopment, or

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- b. A change in use of the property.
 - 3. This approach ensures that the overlay only applies moving forward, without disrupting existing residential or mobile home uses.
 - 4. A commissioner asked for clarification on whether overlay regulations would apply if:
 - a. A property with an existing residence or mobile home is sold and continues to be used as such.
 - b. A property owner seeks a permit for an accessory structure like a shed.
 - ii. Megan confirmed:
 - 1. In both scenarios, the property would remain subject to the current zoning regulations, not the overlay.
 - 2. The overlay only applies upon redevelopment or a formal use change—not simply upon transfer of ownership.
 - iii. She reiterated that this point was a major concern during previous public meetings, and staff has continued to reassure residents that no retroactive compliance is required. Properties can continue as-is indefinitely unless their use changes.
 - iv. Staff recommended that the Planning Commission approve the zoning map amendment to apply the Riverfront Overlay District.
- 43. Vice Chairman Volzke made a motion to approve the proposed zoning map, Member Baye seconded the motion, Chairman Gudger called for a vote to pass the amendments. All ayes, motion passed.
- 44. Megan informed the board that the meeting for July has been moved to July 10th, 2025.
- 45. Chairman Gudger adjourned the meeting at 7:44pm

Chairman, John Gudger

Date

City Clerk, Sarah Osborn

Date

**Resubdivision of Lots 1 & 2, Blk 34,
Mountain View Extension Addition
Final Plat**

Planning Commission Meeting
July 10, 2025

City Council Meeting

Applicants: MJR Enterprises, LLC – Marvin Rone

Case Number: 25.07 FSP

Agent: Kimber Bloem

Summary: The applicant is proposing to resubdivide Lots 1 & 2, Block 34, Mountain View Extension Addition. This application is a boundary line adjustment, changing the shared lot line to run from north to south versus east to west, to accommodate an existing, non-conforming mobile home and to place a new mobile home on the second lot.

Legal Description: Lots 1 & 2, Block 34, Mountain View Extension Addition

Location: The property is located on the southeast corner of the intersection of S 5th Avenue and Oregon Trail.

Current Zoning: R-2 (One and Two-Family Dwelling District) *no change of zoning is requested or required.

Existing Land Use: There is an existing mobile home on proposed Lot 26. *It is noted that the existing structure is considered non-conforming for setbacks

Adjacent Land Use: North: Mountain View Addition (R-2)
South: Mountain View Addition (R-2)
East: Mountain View Addition (R-2)
West: Mountain View Addition (R-2)

Planning Considerations:

1. Verify utility easements provided on each lot – 10 feet versus 5 feet.
2. Survey Reviews:
 - a. Add record dimensions to the plat face.
 - b. Reference the vertical datum in Note 5.
 - c. Show only the lot acreage on the plat face, not sq. ft, will round up to 0.31-acres.

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



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

Date: _____
Return by: _____
(Submission Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Marvin Rone

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
MJR Enterprises, LLC - Marvin Rone

Owner Mailing Address:
1521 Nottingham Dr.

City, State, Zip: Casper, WY 82609

Owner Phone: [REDACTED]

Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name:
Kimber Bloem

Agent Mailing Address:
5000 E. Yellowstone HWY.

City, State, Zip: Evansville, WY 82636

Agent Phone: [REDACTED]

Agent Email: [REDACTED]

PROPERTY INFORMATION:

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

Lot 1 & 2 Blk 34 of First Mountain View Extension Addition

Physical address of subject property if available: 5101 @ 5107 Oregon Trail

Size of lot(s) 0.31 Acres sq. ft/acres: _____

Current zoning: R-2 Current use: Mobile Home

Intended use of the property: Mobile Home

Zoning within 300 feet: R-2 Land use within 300 feet: Mobile Home and Residential

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** 100 (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: Oregon Trail & 5th St.

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

Width of Existing Right-of-Way / Easement: 80' & 60' Number of Feet to be Vacated: _____

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

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature _____

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, MJR ENTERPRISES LLC, DO 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 1 AND 2, BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED OCTOBER 3, 1977 IN BOOK 281 OF DEEDS, PAGE 26), DESIGNATED AS FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOTS 25 & 26, BLOCK 34, SITUATE IN THE NW1/4NW1/4, OF SECTION 12, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND THE NORTHWEST CORNER OF BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, ALSO BEING A POINT OF INTERSECTION OF SOUTH 5TH AVENUE AND OREGON TRAIL, MONUMENTED BY A BRASS CAP WITNESS CORNER 3 FEET TO THE WEST;

THENCE N89°13'11"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF SAID OREGON TRAIL, A DISTANCE OF 134.60 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF LOT 24, OF SAID BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, MONUMENTED BY A 5/8" REBAR;

THENCE S0°44'52"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOTS 23 AND 24, OF SAID BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, A DISTANCE OF 99.91 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 23, ALSO BEING THE NORTHEAST CORNER OF LOT 3, OF SAID FIRST MOUNTAIN VIEW EXTENSION ADDITION, MONUMENTED BY A 5/8" REBAR;

THENCE S89°11'58"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 134.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID LOT 3 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 5TH AVENUE;

THENCE N0°48'21"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 5TH AVENUE, A DISTANCE OF 99.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.31 ACRES, (13446.30 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 "FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOTS 25 & 26, BLOCK 34" 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.

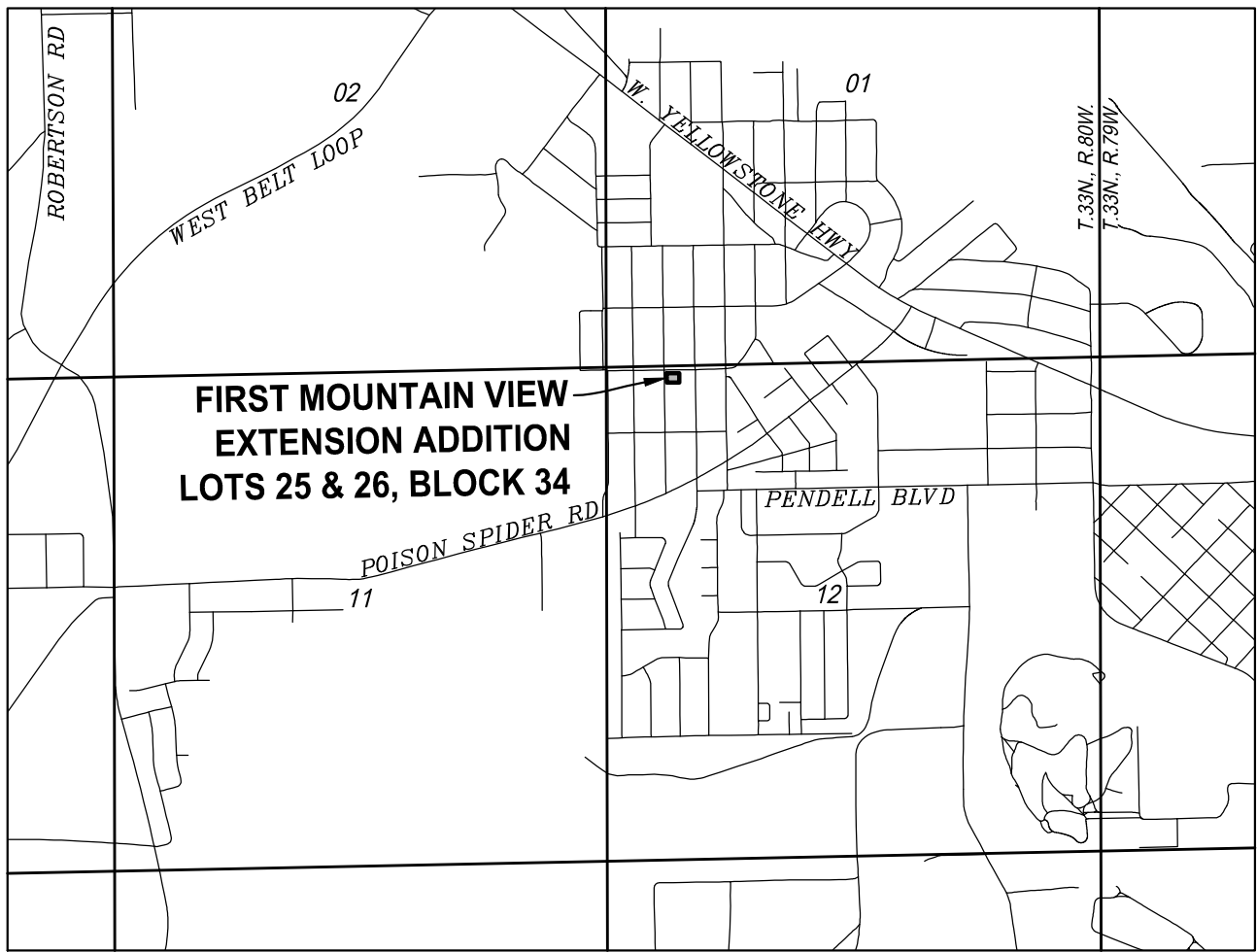
MJR ENTERPRISES LLC
1521 NOTTINGHAM DRIVE
CASPER, WYOMING 82609-3109

MARVIN RONE — MANAGER OF MJR ENTERPRISES LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARVIN RONE — MANAGER OF MJR ENTERPRISES LLC, 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.

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

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

NOTES

1. ERROR OF CLOSURE = 1:468,974,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 0°38'23.37"
COMBINED FACTOR = 0.99976258
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN ARE 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 MAY, 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 _____

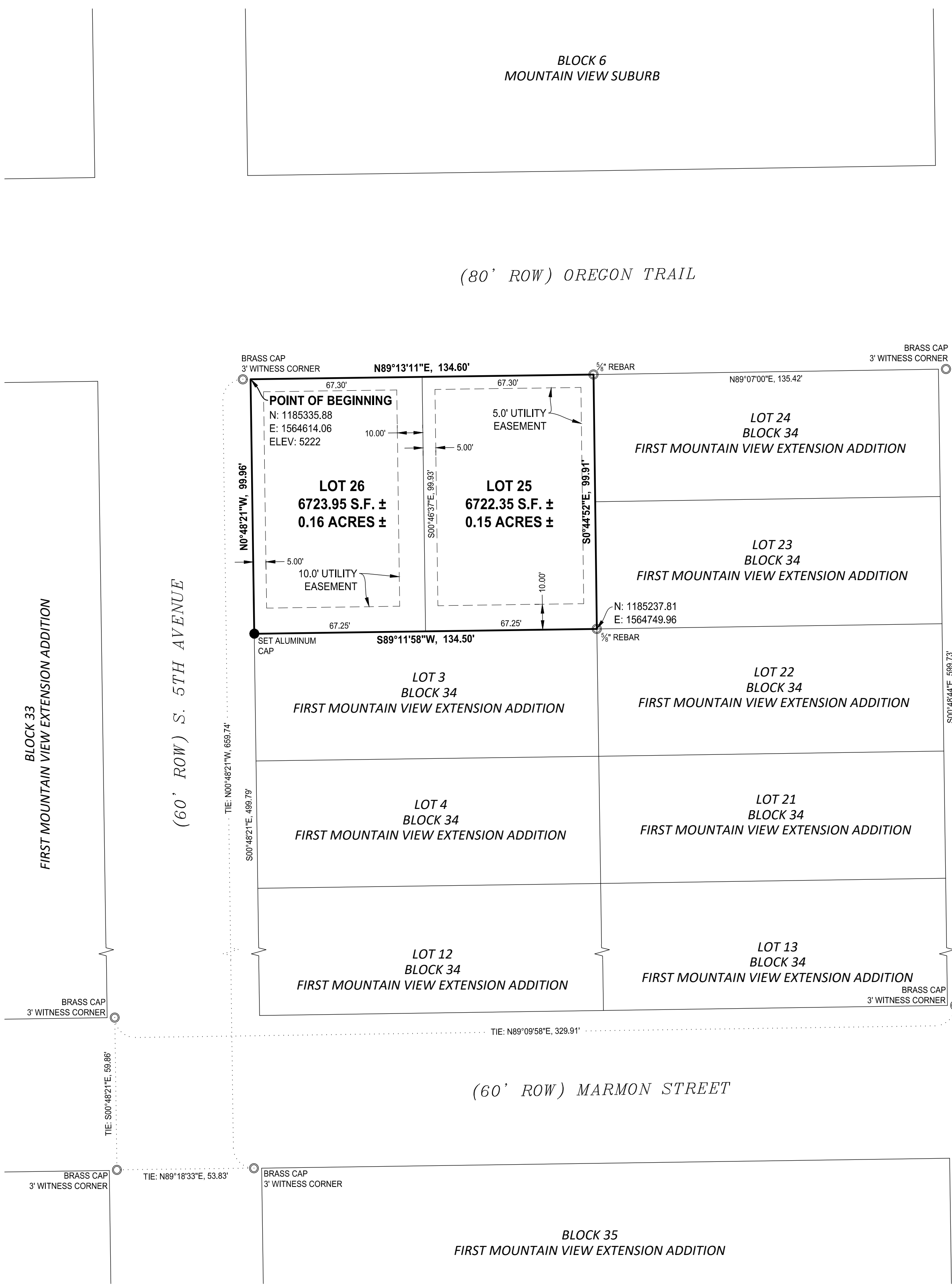
NOTARY PUBLIC

A VACATION AND REPLAT OF
LOTS 1 & 2, BLOCK 34
FIRST MOUNTAIN VIEW EXTENSION ADDITION

AS
FIRST MOUNTAIN VIEW EXTENSION ADDITION
LOTS 25 & 26, BLOCK 34

AN ADDITION TO THE CITY OF MILLS, WYOMING
BEING A PORTION OF THE NW1/4NW1/4 OF SECTION 12,
T.33N., R.80W., 6TH P.M. NATRONA COUNTY, WYOMING

W.O. 25-174



0 30' 60'

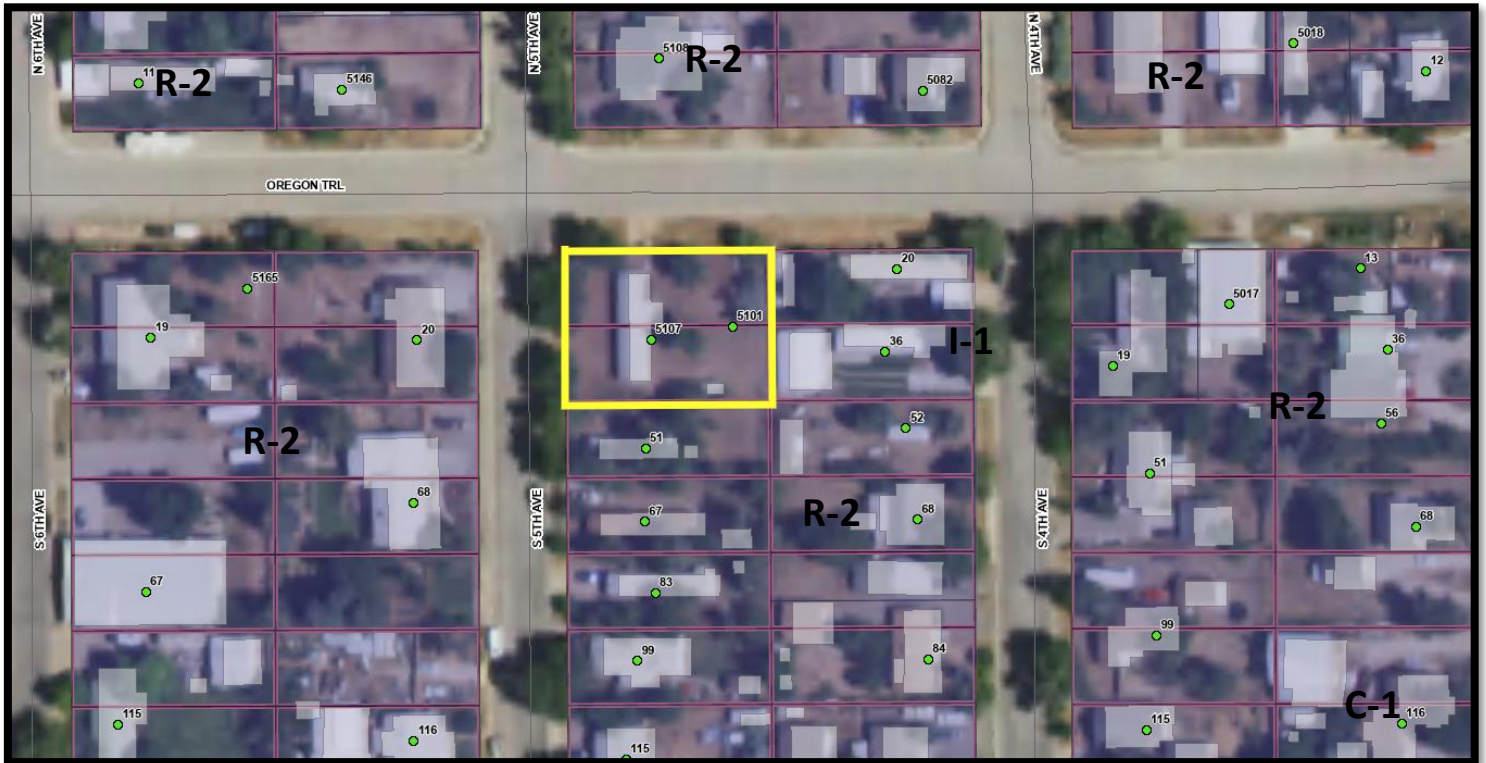


Civil Engineering Professionals, Inc.
6180 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP

Resubdivision of Lots 1 & 2, Blk 34, Mountain View – Final Plat



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	

Charter Heights

Final Plat

Planning Commission Meeting
July 10, 2025

City Council Meeting

Applicants: Greenbriar Properties, Lissa Burridge

Case Number: 25.08 FSP

Agent: ECS Engineering

Summary: The applicant is proposing to resubdivide Lot 2A, Mountain Meadows No. 2, into three lots, one 6-acres, one 4.02-acres and the other being 27.12-acres, respectively. The applicant has indicated that the purpose of the resubdivision is to provide additional acreage to Wyoming Classical Academy.

Legal Description: Lot 2A, Mountain Meadows No. 2

Location: The property is located on the west side of Robertson Rd., adjacent to the south lot line of the Wyoming Classical Academy.

Current Zoning: U-A (Urban Agriculture) *no change of zoning is requested or required

Existing Land Use: There is an existing storage structure on the property and various equipment being stored.

Adjacent Land Use: North: B&B Subdivision (I-1)
South: Casper Creek Subdivision (PLI)
East: DLD Subdivision (I-1)
West: Unplatted larger acreage parcels (UA)

Planning Considerations:

1. Discuss the lack of access to proposed Lots 1 & 2. Recommend providing an access easement from Robertson Rd. to the proposed lots.
2. Cosmetic Plat Changes:
 - a. Bold the lot labels and acreages
 - b. Make the labels of adjacent lots grey in color
 - c. Add a line for the date for the signatures of the City Engineer, Planner & Surveyor

3. Survey Reviews:
 - i. Revise the record distance along the west line
 - ii. Within the legal description, second call is bounded to the SW corner of Lot 1A, said Minor Boundary....No. 2. Likewise, the south line of said 1A and east line said 1A.
 4. As applicable, enter into a Subdivision Improvements Agreement providing for the construction and payment of all, or part of, required public improvements for review and approval by the City Engineer.
 - a. Provide an irrevocable letter of credit, or other financial guarantee acceptable to the City in an amount no less than 125% of the estimated cost of the unfinished improvements, if applicable.
-

Staff Recommendation:

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

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: 5/30/25
 Return by: _____
 (Submittal Deadline)
 For Meeting on: July 3rd, 2025

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Greenbriar Properties
 Owner Mailing Address: 259 S. Center, Suite 218
 City, State, Zip: Casper, Wy 82601
 Owner Phone: [REDACTED]
 Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: Lisa Burridge
 Agent Mailing Address: same
 City, State, Zip: _____
 Agent Phone: _____
 Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 2A, Minor Boundary Adjustment Plat of Mountain Meadows No. 2
 Physical address of subject property if available: Robertson Raod
 Size of lot(s) 6.00, 4.023 and 27.124 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.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Vacation and Replat of Lot 2A, of the Minor Boundary Adjustment Plat of Meadow Acres No. 2

OWNER Signature _____

OWNER Signature _____

AGENT Signature _____

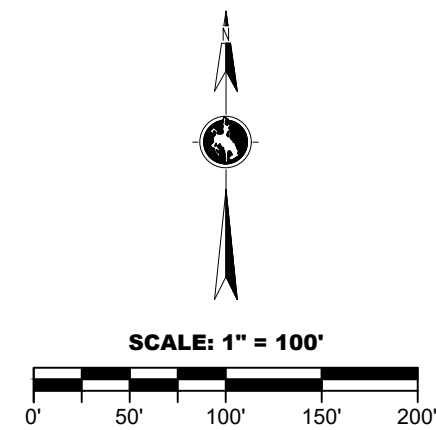
FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

A VACATION & REPLAT
OF LOT 2A, OF THE MINOR BOUNDARY
ADJUSTMENT PLAT
OF
MOUNTAIN MEADOWS No. 2
AS

CHARTER HEIGHTS

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

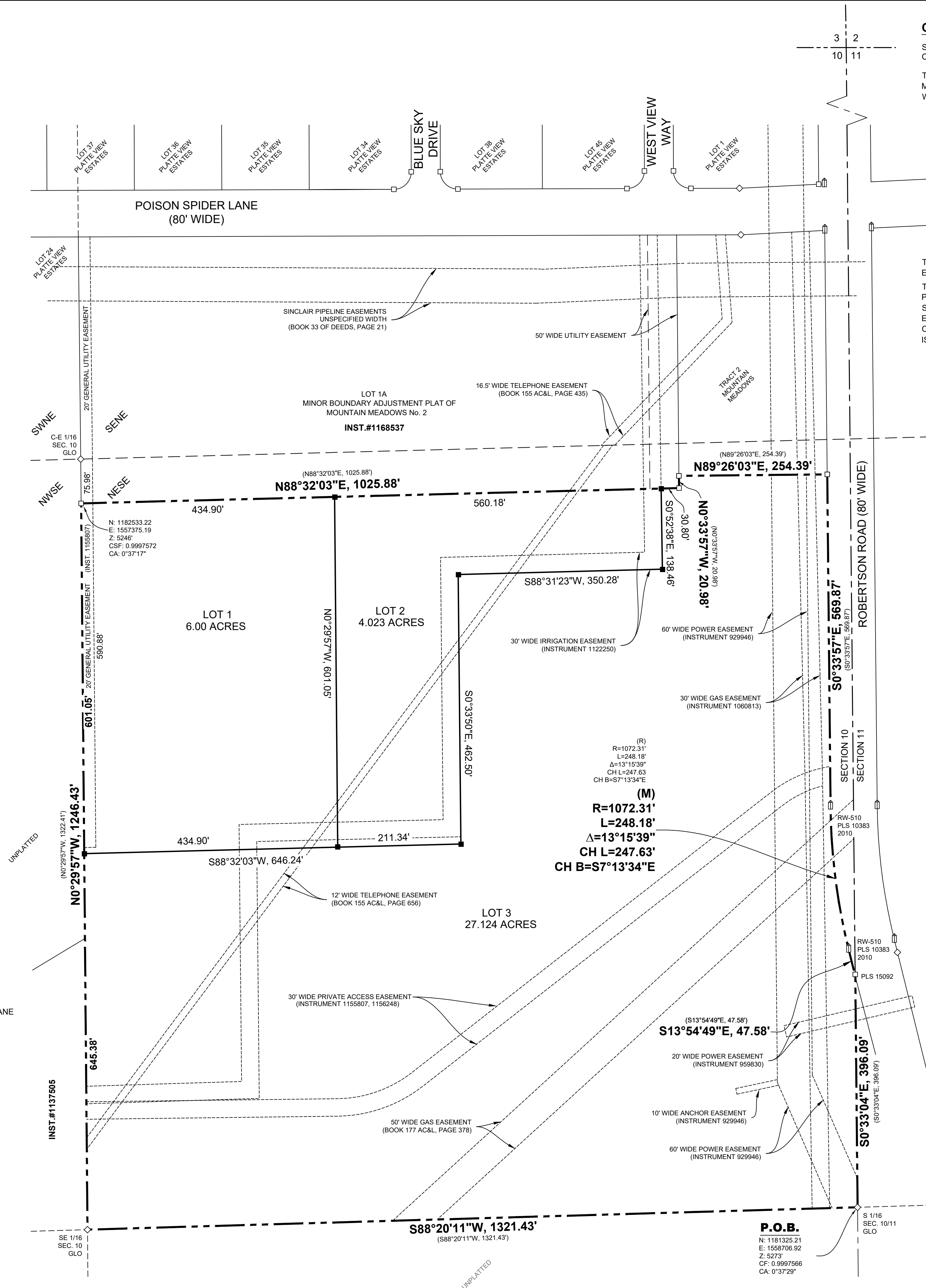
NOTES

- ERROR OF CLOSURE EXCEEDS 1:427,523.
- 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.



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, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80.W., 6TH P.M., 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., 1246.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 2A, 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 2A, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E., 1025.88 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2A, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID TRACT 2, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS AND A POINT IN THE WESTERLY 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 37.147 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 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, 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 "CHARTER HEIGHTS". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO 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. THE 30' WIDE PRIVATE ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505 & 1155807, NATRONA COUNTY RECORDS.

GREENBRIAR PARTNERS, LLC
421 S. CENTER STREET, SUITE 201
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 _____

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 CHARTER HEIGHTS, 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.

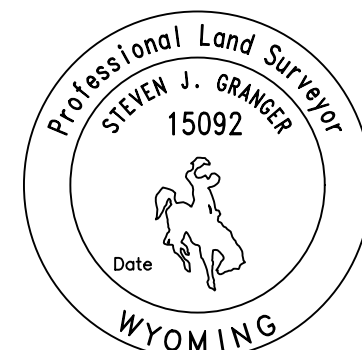
STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

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

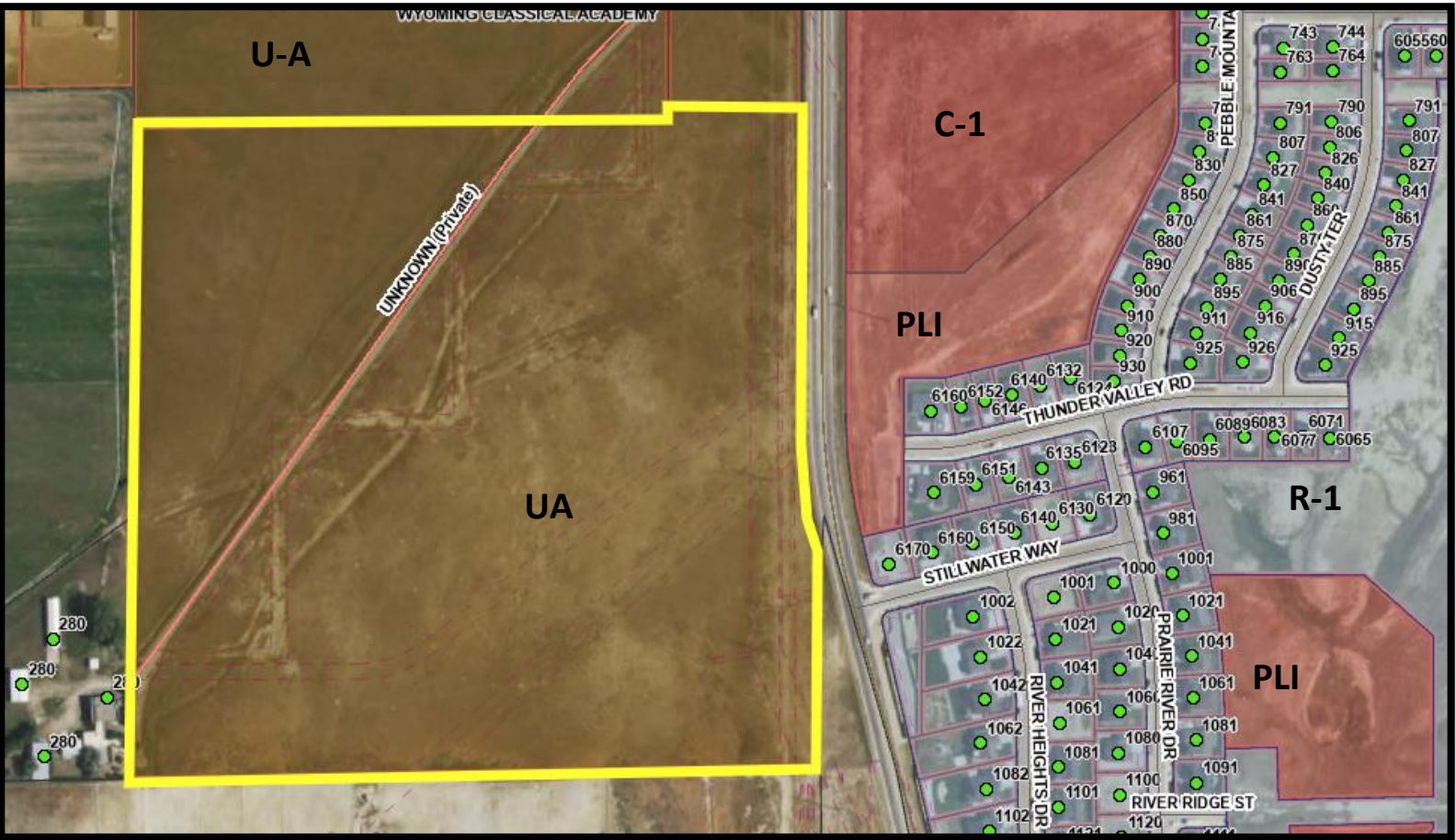
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



Charter Heights – Final Plat



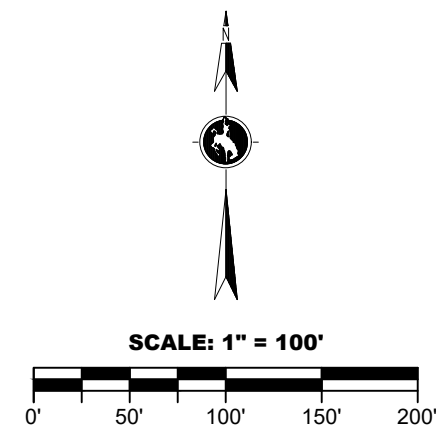
Mills Zoning Districts

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

A VACATION & REPLAT
OF LOT 2A, OF THE MINOR BOUNDARY
ADJUSTMENT PLAT
OF
MOUNTAIN MEADOWS No. 2
AS

CHARTER HEIGHTS

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

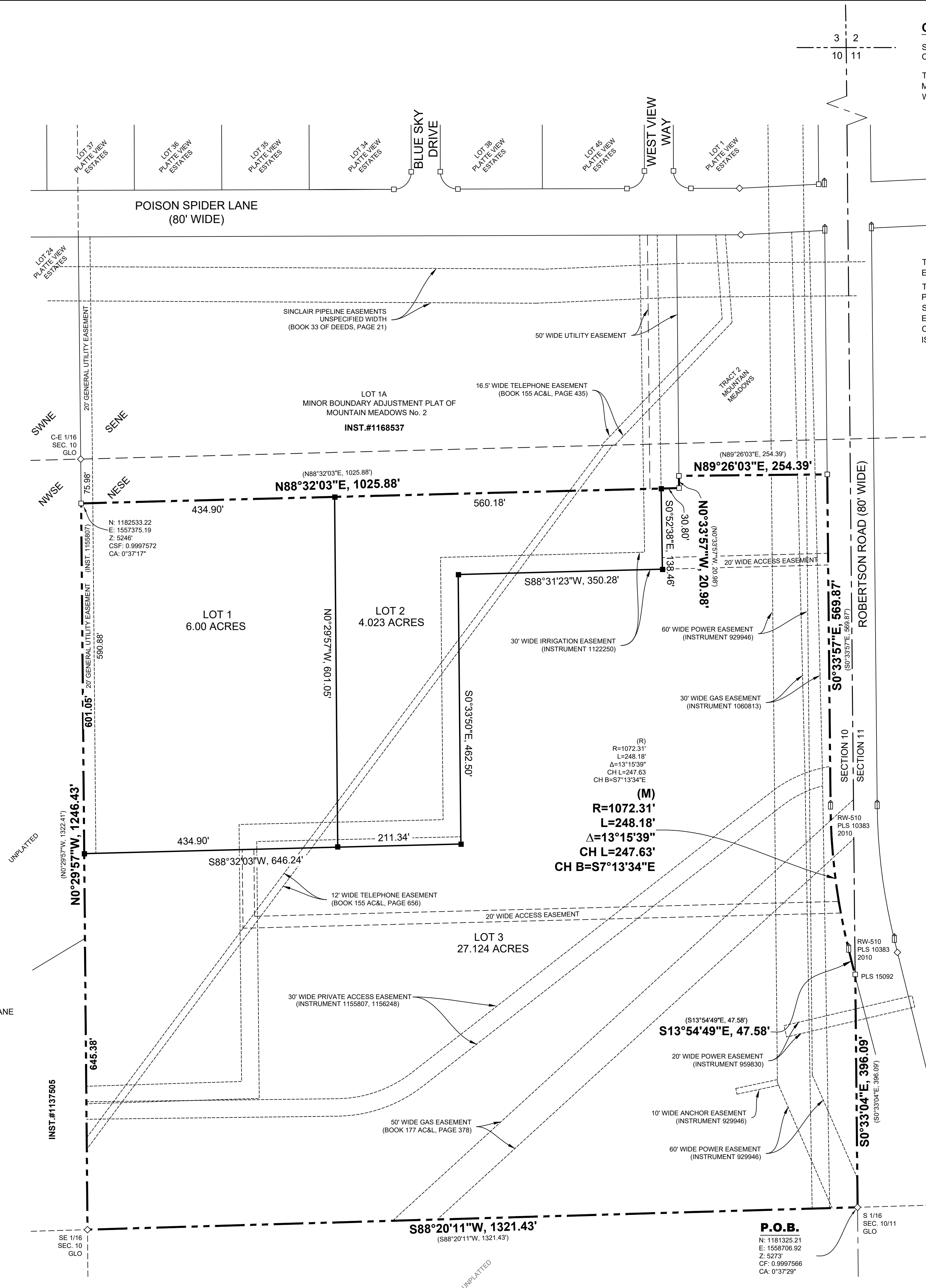
NOTES

- ERROR OF CLOSURE EXCEEDS 1:427,523.
- 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.



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, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80.W., 6TH P.M., 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., 1246.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 2A, 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 2A, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E., 1025.88 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2A, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID TRACT 2, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS AND A POINT IN THE WESTERLY 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 37.147 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 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, 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 "CHARTER HEIGHTS". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO 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. THE 30' WIDE PRIVATE ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505 & 1155807, NATRONA COUNTY RECORDS.

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

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
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 _____

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 CHARTER HEIGHTS, 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.

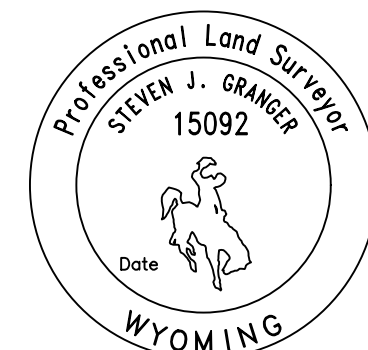
STATE OF WYOMING)
COUNTY OF NATRONA)

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



Casper Creek Addition No. 3

Final Plat

Planning Commission Meeting

May 1, 2025

July 10, 2025

City Council Meeting

Applicants: MAHegge, LLC

Case Number: 25.06 FSP

Agent: Bill Fehringer, CEPI

Summary: The applicant is proposing to resubdivide Lot 2, Block 1, Casper Creek Addition, Lots 1 & 2, DLD Simple Subdivision No. 2 and a portion of an unplatted tract of land into three lots, one being 8.33-acres in size and the others 2.81-acres and 2.41-acres, respectively. These three lots will be known as Casper Creek Addition No. 3.

Legal Description: Lot 2, Block 1, Casper Creek Addition, Lots 1 & 2, DLD Simple Subdivision No. 2, and a portion of the NE1/4, SW1/4, Section 6, T33N, R79W

Location: The property is located at the end of the unimproved Dwyer Dr., northwest off Progress Cir.

Current Zoning: I-1 (Light Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing storage structures on the properties and various equipment being stored.

Adjacent Land Use: North: B&B Subdivision (I-1)
South: Casper Creek Subdivision (PLI)
East: DLD Addition (I-1)
West: Unplatted larger acreage parcels (UA)

Planning Considerations:

1. Access is labeled with a separate instrument number, which provides access off existing Dwyer Dr. via a 30' unimproved access & utility easement (Instrument #893026). The remaining access on the "pole" portion of Lot 1 is shown as a 40' access easement.
 - i. The entirety of the "pole" portion of proposed Lot 1 shall be dedicated as 60' of

- right of way and an approved turnaround meeting fire code shall be provided on Lot 1.
 - ii. The access road and cul-de-sac turnaround shall be improved to city standards at the time of development
 - iii. Relocate the fire hydrant to be accessible from the right-of-way/turnaround
 - iv. Submit road design plans & discuss installation timeline
- 2. Revise the Dedication Statement to dedicate the required right of way to the City of Mills.
- 3. Survey Reviews:
 - i. Add vertical datum to note 5
 - ii. Label the SW1/16 corner
 - iii. Label dimensions of the north lines of Lot 2 and 3
 - iv. After the first call on the plat face, it should be labeled the NE corner Lot 2, Block 1, Casper Creek Addition
 - v. Add grayed-out labels for Lots 7 & 8, Center West Industrial Park, as they are bounded into the legal description
 - vi. Set Brass Cap symbols are shown at all the exterior angle points. Label all recovered monument types as well.
 - vii. Label the NE1/4SW1/4 and NW1/4SE1/4
- 4. Cosmetic changes to the plat:
- 5. Enter into a Subdivision Improvements Agreement providing for the construction and payment of all, or part of, required public improvements for review and approval by the City Engineer.
 - a. Provide an irrevocable letter of credit, or other financial guarantee acceptable to the City in an amount no less than 125% of the estimated cost of the unfinished improvements, if applicable.

Items of note prior to application for a Development Plan

There are numerous items that must be submitted prior to approval of a Site Development Plan and development of the proposed subdivision lot. The following is provided in an effort to advise applicants of the requirements prior to development:

1. A drainage study completed by a Wyoming licensed engineer. Any on-site detention areas should be evaluated and easements placed on the plat, as applicable.
2. Submit a narrative describing plans for connection and construction of water and sewer infrastructure:

- a. Public water service is required to be provided to each lot at the time of development. Items that should be planned for prior to submittal of a Development Plan application include:
 - i. Obtain DEQ permit to construct for extension of the water main
 - ii. Construct the water main to the boundary of Lot 1
 - b. Public sewer service is required to be provided to each proposed lot at the time of development.
 - i. Submit information on how sewer service will be provided
 - ii. Obtain all required permits for construction and connection to public sewer service.
-

Staff Recommendation:

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

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

PLEASE PRINT

SINGLE POINT OF CONTACT: Bill Fehringer

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
MAHegge, LLC

Owner Mailing Address:
PO BOX 1416

City, State, Zip: Mills, WY 82644

Owner Phone: [REDACTED]

Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name:
CEPI- Bill Fehringer

Agent Mailing Address:
6080 Enterprise Drive

City, State, Zip: Casper, WY 82609

Agent Phone: [REDACTED]

Agent Email: [REDACTED]

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 1, Block 1, Casper Creek Addition and a portion of the NE1/4SW1/4, Section 6, T.33N., R.379W.

Physical address of subject property if available: 390 Dwyer Dr and 400 Dwyer Dr.

Size of lot(s) 8.33AC, 2.81AC & 2.41AC sq. ft./acres:

Current zoning: Light Industrial Current use: Commercial

Intended use of the property: Commercial

Zoning within 300 feet: L-I, PLI Land use within 300 feet: Commercial

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: Along South line of lot as shown
(Example: along west property line, running north & south)


Width of Existing Right-of-Way / Easement: 40' Number of Feet to be Vacated: _____

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

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature  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
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: _____
(Submission Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Bill Fehringer

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:

John L. Phillips

Owner Mailing Address:

PO BOX 414

City, State, Zip: Casper, WY 82602-0414

Owner Phone: _____

Applicant Email: _____

AGENT INFORMATION:

Print Agent Name:

CEPI- Bill Fehringer

Agent Mailing Address:

6080 Enterprise Drive

City, State, Zip: Casper, WY 82609

Agent Phone: _____

Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): DLD Simple Subdivision No. 2, Lots 1 & 2

Section 6, T.33N., R.379W.

Physical address of subject property if available: 350 & 370 Dwyer Dr.

Size of lot(s) 8.33AC, 2.81AC & 2.41AC sq. ft./acres:

Current zoning: Light Industrial Current use: Commercial

Intended use of the property: Commercial

Zoning within 300 feet: L-1, PLI Land use within 300 feet: Commercial

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: Along South line of lot as shown

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

Width of Existing Right-of-Way / Easement: 40' Number of Feet to be Vacated: _____

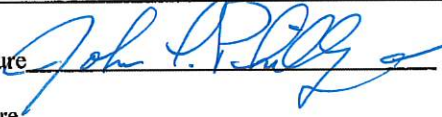
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature



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, MAHEGGE LLC. AND JOHN L. PHILLIPS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. THIS PLAT CONSISTS OF AN UNPLATTED PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NE1/4SW1/4 OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN AND IS ALSO A VACATION AND REPLAT OF LOTS 1 & 2, DLD SIMPLE SUBDIVISION NO. 2 AND LOT 2, BLOCK 1, CASPER CREEK ADDITION, ALL SITUATE WITHIN THE NE1/4SW1/4 AND THE NW1/4SE1/4 OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 22, B & B SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1, CASPER CREEK ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N88°00'54"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID B & B SUBDIVISION, A DISTANCE OF 660.91 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, CASPER CREEK ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N87°58'06"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID B & B SUBDIVISION, A DISTANCE OF 187.30 FEET TO A POINT;

THENCE N87°59'08"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID B & B SUBDIVISION, A DISTANCE OF 524.88 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND A POINT ON THE WEST LINE OF DLD ADDITION;

THENCE S1°59'06"E, ALONG THE WEST LINE OF SAID DLD ADDITION, A DISTANCE OF 467.28 FEET TO THE SOUTHWEST CORNER OF SAID DLD ADDITION AND A POINT ON THE NORTH LINE OF LOT 8, CENTER WEST INDUSTRIAL PARK, ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL;

THENCE S88°13'50"W, ALONG THE NORTH LINE OF SAID LOT 8, CENTER WEST INDUSTRIAL PARK AND THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 49.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, CENTER WEST INDUSTRIAL PARK AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CASPER CREEK ADDITION, ALSO BEING THE C-S 1/16 CORNER OF SAID SECTION 6, MONUMENTED BY A 5/8" REBAR;

THENCE S88°11'35"W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, CASPER CREEK ADDITION AND THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 486.52 FEET TO A POINT;

THENCE S88°14'47"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1, BLOCK 1, CASPER CREEK ADDITION, A DISTANCE OF 559.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CASPER CREEK ADDITION AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD;

THENCE N40°45'35"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 447.47 FEET TO A POINT ON THE WEST LINE OF THE NE1/4SW1/4 OF SAID SECTION 6, FROM WHICH THE NORTHEAST CORNER OF TRACT 1, BLACK HILLS ADDITION BEARS S00°28'45"E, A DISTANCE OF 309.49 FEET, MONUMENTED BY A BRASS CAP;

THENCE N0°28'45"W, ALONG THE WEST LINE OF THE PARCEL AND THE WEST LINE OF SAID NE1/4SW1/4, A DISTANCE OF 114.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.55 ACRES, (590,294.32 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 "CASPER CREEK ADDITION NO. 3" 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. THE 40' ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE USE OF LOTS 1 AND 2.

MAHEGGE, LLC
P.O. BOX 1416
MILLS, WYOMING 82644

MALIK HEGGE – MANAGER OF MAHEGGE, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MALIK HEGGE – MANAGER OF MAHEGGE, LLC, THIS ____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

JOHN L. PHILLIPS
P.O. BOX 414
CASPER, WYOMING 82602

JOHN L. PHILLIPS – OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN L. PHILLIPS – OWNER, THIS ____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

A VACATION AND REPLAT OF
LOTS 1 & 2, DLD SIMPLE SUBDIVISION NO. 2
AND LOT 2, BLOCK 1, CASPER CREEK ADDITION
AND A PLAT OF A PORTION OF THE NE1/4SW1/4 OF
SECTION 6, T.33N., R.79W., 6th P.M.

AS
CASPER CREEK ADDITION NO. 3

AN ADDITION TO THE CITY OF MILLS, WYOMING
BEING A PORTION OF THE NE1/4SW1/4 AND THE
NW1/4SE1/4 OF SECTION 6 T.33N., R.79W., 6TH P.M.,
NATRONA COUNTY, WYOMING

W.O. 25-109

NOTES

1. ERROR OF CLOSURE = 1:1,521,698.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 0°39'16.42"
COMBINED FACTOR = 0.99976937
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 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 WILLIAM R. FEHRINGER
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.

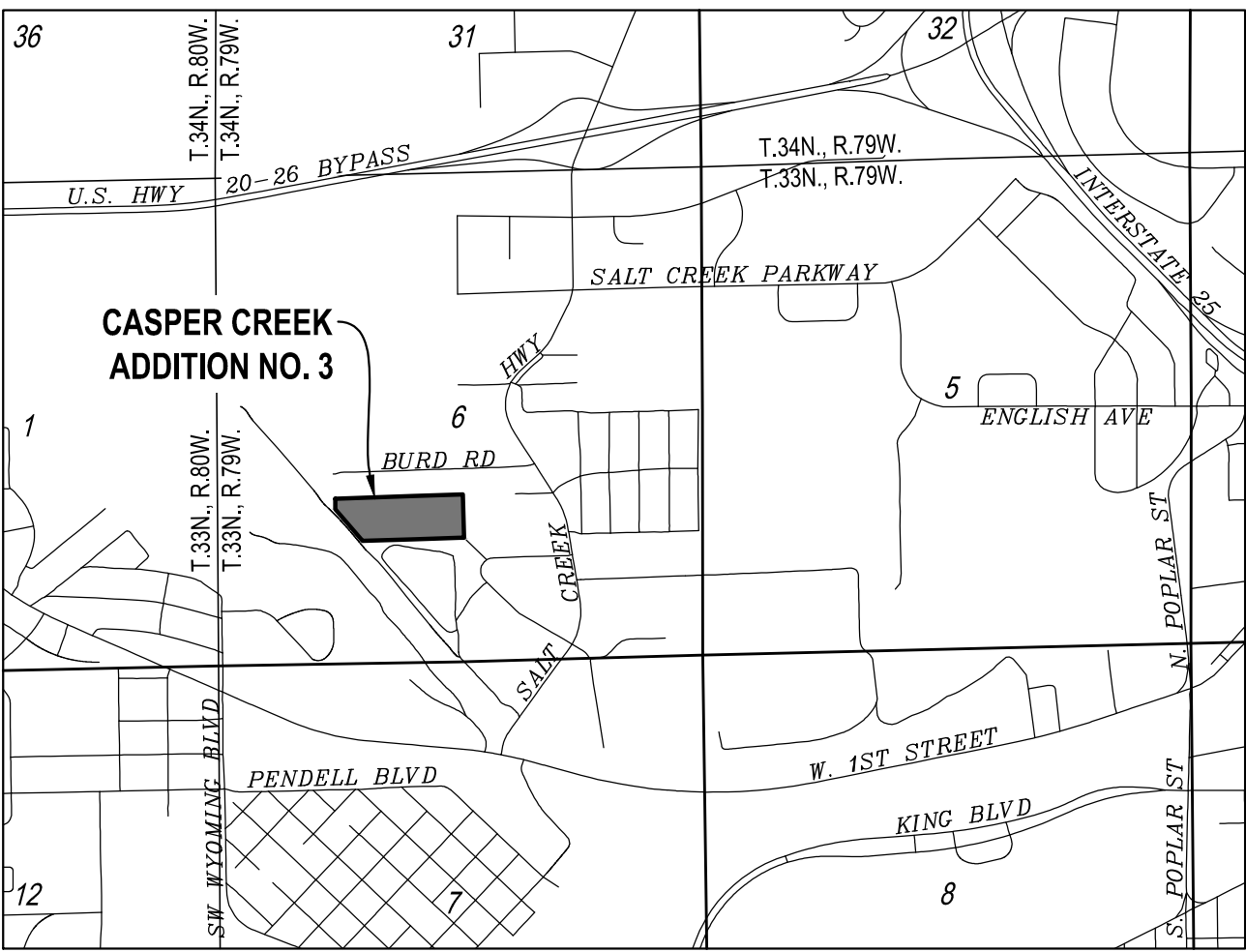
ATTEST: _____ CITY CLERK _____ MAYOR

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



VICINITY MAP
SCALE: 1"=2000'

M:\Land 2025\Surveying\25-109_Casper Creek Replat\Drawings\Survey\Plots\25-109_CASPER CREEK ADDITION NO. 3.dwg, 5/21/2025, Shannon Garrison



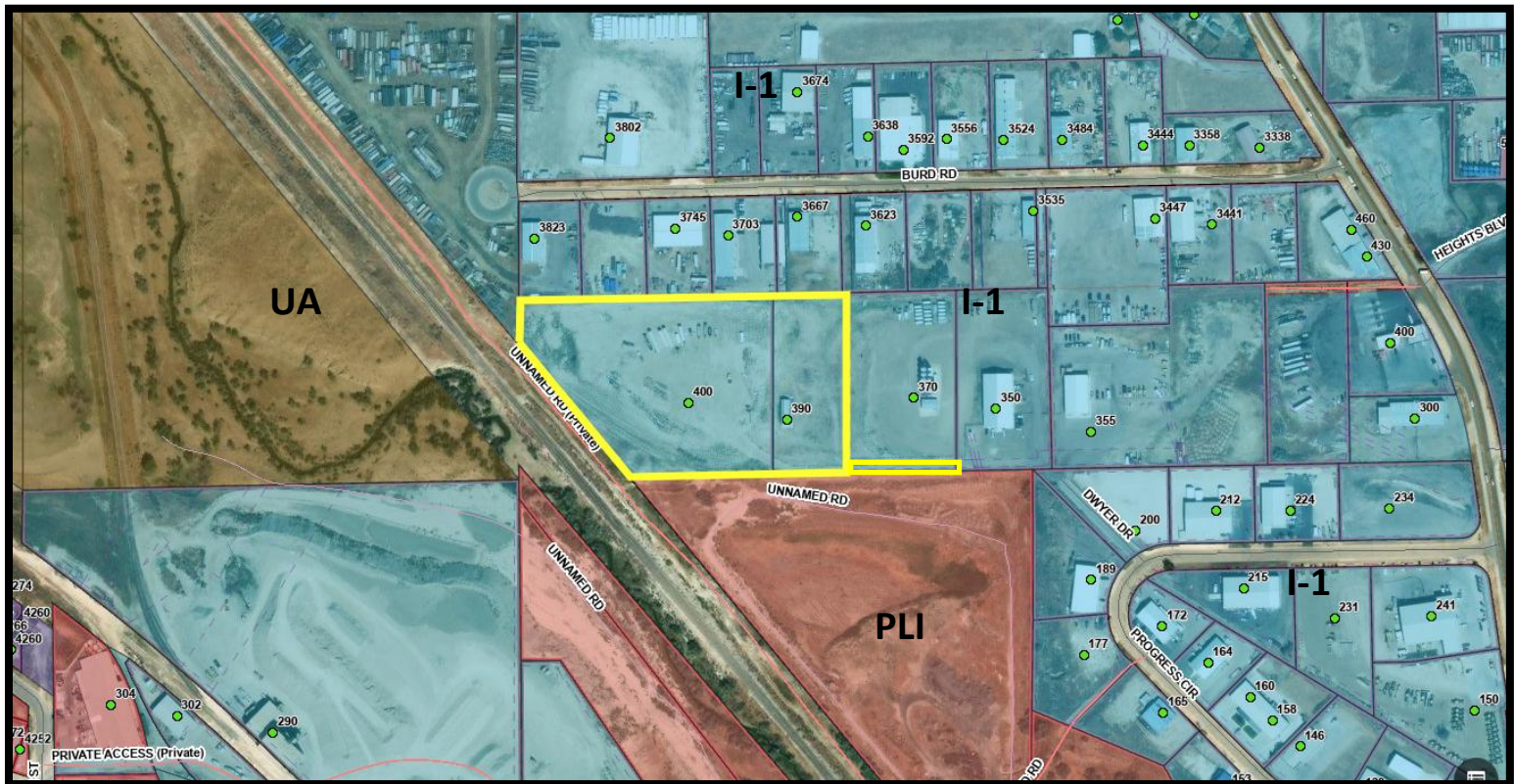
Civil Engineering Professionals, Inc.
6180 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

- LEGEND
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - ◎ FOUND MONUMENT AS NOTED
















0 60' 120'

Casper Creek Addition No. 3 – Final Plat



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	

GRANT OF ACCESS EASEMENT

THIS GRANT OF EASEMENT MADE this 3 day of August, 2010, by T Men Investments, LLC, a Wyoming limited liability company, hereinafter referred to as "Grantor", to Harry H. Brubaker, hereinafter referred to as the "Grantee".

WITNESSETH:

WHEREAS, Grantor is the owner of certain property located in Natrona County, Wyoming, more specifically described on Exhibit "A" attached hereto; and

WHEREAS, Grantee is the owner of certain property located in Natrona County, Wyoming, more specifically described on Exhibit "B" attached hereto; and

WHEREAS, Grantor is willing to grant to grantee a road easement as more specifically described in Exhibits "C1" and "C2" attached hereto, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of Ten Dollars, the recitals set forth above, and other good and valuable consideration, the parties hereby agree as follows:

1. GRANT OF EASEMENT. Grantor does hereby grant, bargain, sell and convey unto Grantee, his successors and assigns, for the benefit of Grantee's property described in Exhibit "B", the following described Easement for the purpose of an access road for use by Grantee, its employees, agents, guests and invitees. The Easement is a 30' wide roadway easement, and is more specifically described on Exhibits "C1" and "C2" attached hereto (the "Easement Property"). The Easement is for access to Grantee's property.

2. RESERVATION AND RELOCATION. Grantor reserves unto itself such rights in the easement property for any purpose which does not interfere with the Easement granted herein, and to create and grant such other easements, rights and privileges in, on, under, or across the easement property such persons and for such purposes as Grantor may elect, provided that the purposes of any such additional easements, rights and privileges shall not be inconsistent with the Easement granted herein. Grantor further reserves the right to relocate said easement to an equivalent or better location and condition in connection with a development of its property.

3. TERM OF EASEMENT. The term of the Easement shall be perpetual so long as the Easement is used for the purpose described in Paragraph 1. The Easement shall not be used for any use prohibited by or violative of the terms of this Agreement or applicable laws, rules or regulations. If the Easement is abandoned, then the Easement shall automatically and unconditionally terminate and revert to the then owners of Grantor's property.

4. USE RESTRICTION. This Easement is intended to be used by Grantee, his employees, guests, invitees, successors and assigns. This Easement will not be further burdened in the kind or amount of use without first obtaining the written consent of the Grantor.

5. MAINTENANCE OF THE ROAD. The Grantee shall have the sole responsibility for, and shall bear the cost of, the construction, repair, maintenance, clearing, trash removal, and other expenses of upkeep and preservation of the Easement Property. The roadway shall at all times be maintained and kept in good repair.

6. LIABILITY. Grantor shall not be liable to Grantee for, and Grantee shall defend, indemnify, and hold harmless Grantor from and against, any and all losses, costs, damages or expenses, including but not limited to attorneys' fees and costs, arising out of the use of the Easement Property, other than use by Grantor and by the holders of written, recorded express easements granted by Grantor (other than the Easement granted herein).

7. NOTICES. All notices required or permitted hereunder shall be given by overnight courier delivery, certified mail (return receipt requested), or hand delivery, directed as follows:

To Grantor: T Men Investments, LLC
421 South Center Street, Suite 201
Casper, Wyoming 82601

To Grantee: Harry H. Brubaker
1911 South Cedar



893026

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Aug 5, 2010 09:44:57 AM
Pages: 7 Fee: \$26.00
AMERICAN TITLE AGENCY

Notices shall be effective only upon actual receipt at the address provided above. Either party, by notice given as provided above, may change the address to which future notices should be sent.

8. RECORDING. This Agreement, and any amendments hereto, shall be recorded in the real property records of the Clerk and Recorder of Natrona County, Wyoming.

9. RUNNING OF BENEFITS AND BURDENS; VESTING OF INTERESTS. All provisions of this Agreement, including the benefits and burdens, are appurtenant to and run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

If any provision of this Agreement or the application thereof to any person or situation, to any extent, shall be held invalid or unenforceable, the remainder of this Agreement and the application of such provision to persons or situations other than those to which it shall have been held invalid or unenforceable, shall not be affected thereby, but shall continue valid and unenforceable to the fullest extent permitted by law.

10. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall constitute an original and together which shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have set their hands the date and year first above written.

GRANTOR:

T MEN INVESTMENTS, LLC

By:

Keith P. Tyler, Manager

GRANTEE:

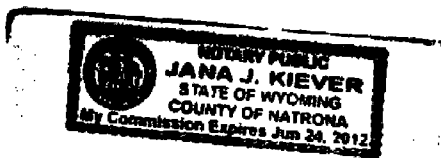
HARRY H. BRUBAKER

STATE OF WYOMING)
) s.s.
COUNTY OF NATRONA)

The above and foregoing document was acknowledged before me by Keith P. Tyler, the Manager of T Men Investments, LLC, a Wyoming limited liability company, this 3rd day of ~~July~~ August, 2010.

Witness my hand and official seal.

[SEAL]



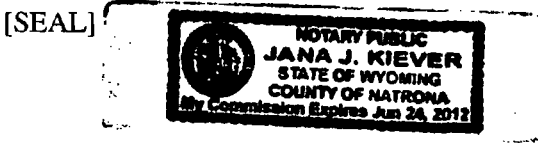
Notary Public

My Commission expires:

June 24, 2012

STATE OF WYOMING)
) s.s.
COUNTY OF NATRONA)

3rd The above and foregoing document was acknowledged before me by Harry H. Brubaker, this
day of ~~July~~, 2010.
 August
Witness my hand and official seal.





Notary Public

My Commission expires:
June 24, 2012

EXHIBIT A

A parcel of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 33 North, Range 79 West of the 6th P.M., Natrona County, Wyoming, and being more particularly described as follows:

Beginning at the CS 1/16 corner, Section 6, Township 33 North, Range 79 West of the 6th P.M., Natrona County, Wyoming; thence S. 88°51'13" W., along the south line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 486.64 feet; thence N. 0°04'36" E., a distance of 464.48 feet to a point on the south line of the B&B Subdivision; thence N. 88°39'28" E., along said south line a distance of 1088.38 feet; thence S. 0°57'55" E., a distance of 469.89 feet to a point on the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S. 88°55'41" W., along said south line a distance of 610.18 feet to the point of beginning.

Exhibit B

Item # 4.

WARRANTY DEED FORM P9A

RECORDED NOV. 27 19 78 AT 3:44 O'CLOCK PM
 IN BOOK 294 OF Deeds PAGE 402
 NO. 251582 COUNTY CLERK

WARRANTY DEED

DUANE BALDWIN

grantor, of Natrona County, and State
 of Wyoming, for and in consideration of Ten Dollars and other
valuable considerations DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Harry H. Brubaker

1911 S. Cedar, Casper, Wyoming

grantee, 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:

A parcel located in and being a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 6, Township
 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, and
 being more particularly described by metes and bounds as follows:

Beginning at a point on the south line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 6, T. 33N., R. 79W. 6th P.M.
 Wyoming bearing S. 88° 53' 51" W. a distance of 486.49 feet from the CS 1/16 corner of said
 Section 6, thence N. 0° 05' 17" E. A distance of 465.38 feet to a point on the south
 line of the B & B Subdivision; thence S. 88° 40' 00" W. along said south line a distance
 of 187.53 feet; thence S. 0° 05' 17" W. a distance of 464.62 feet to a point on the south
 line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N. 88° 53' 51" along said south line a distance of 187.51 feet
 to the point of beginning, containing 2.00 acres all lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section
 6.

Said parcel is conveyed subject to any and all reservations, conditions, easements and
 rights-of-way of record or as may otherwise exist and should provide for means of ingress
 and egress; also, subject to reservations of mineral rights reserved by Leroy R. Stewart
 and Esther M. Stewart.

WITNESS my hand this 21 day of November, 19 78.

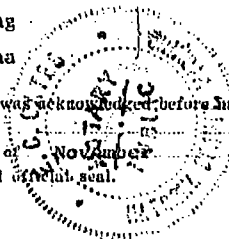
Duane Baldwin
 Duane Baldwin

STATE OF Wyoming
 COUNTY OF Natrona

The foregoing instrument was acknowledged before me by

this 21 day of November, 19 78

Witness my hand and official seal.

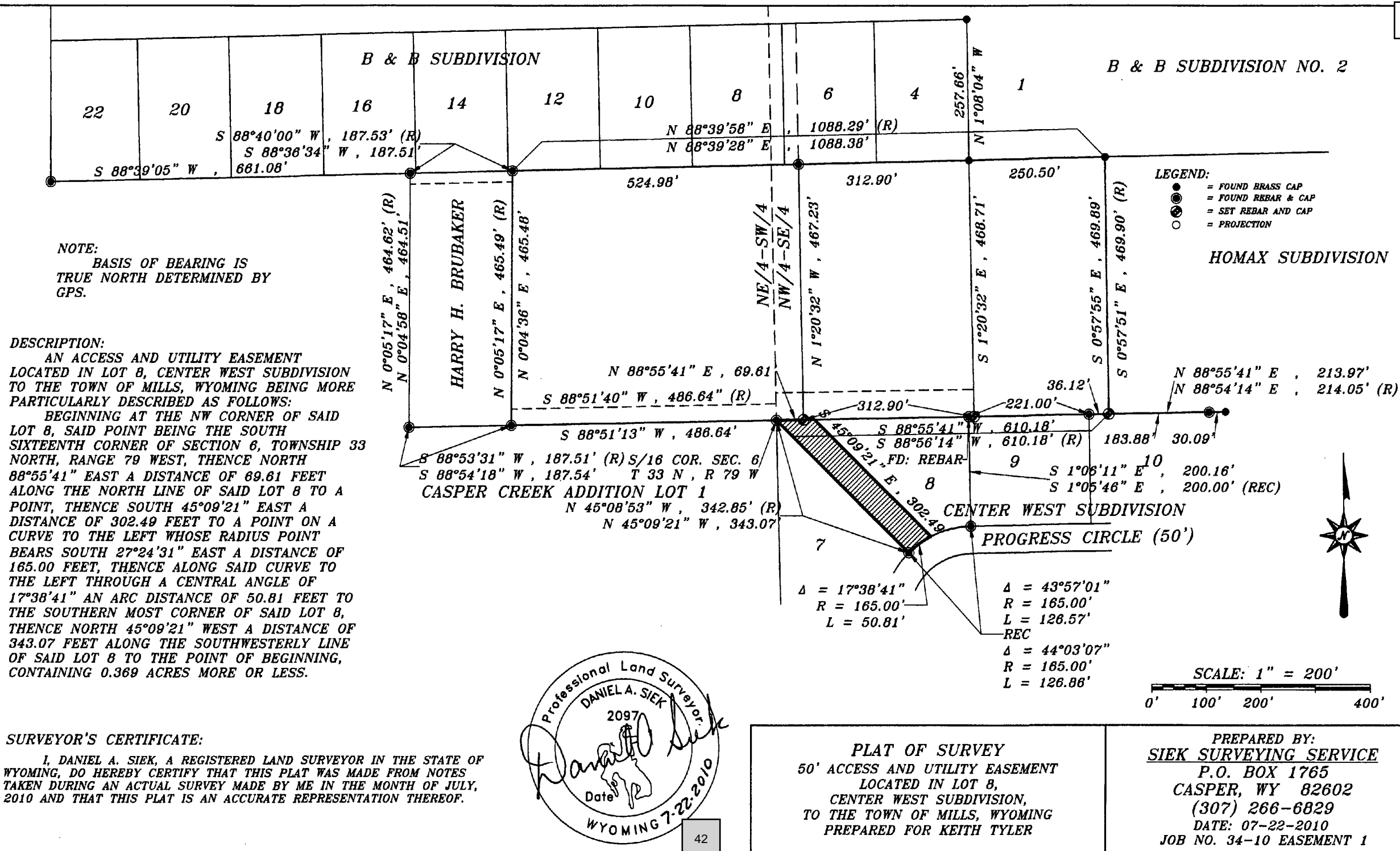


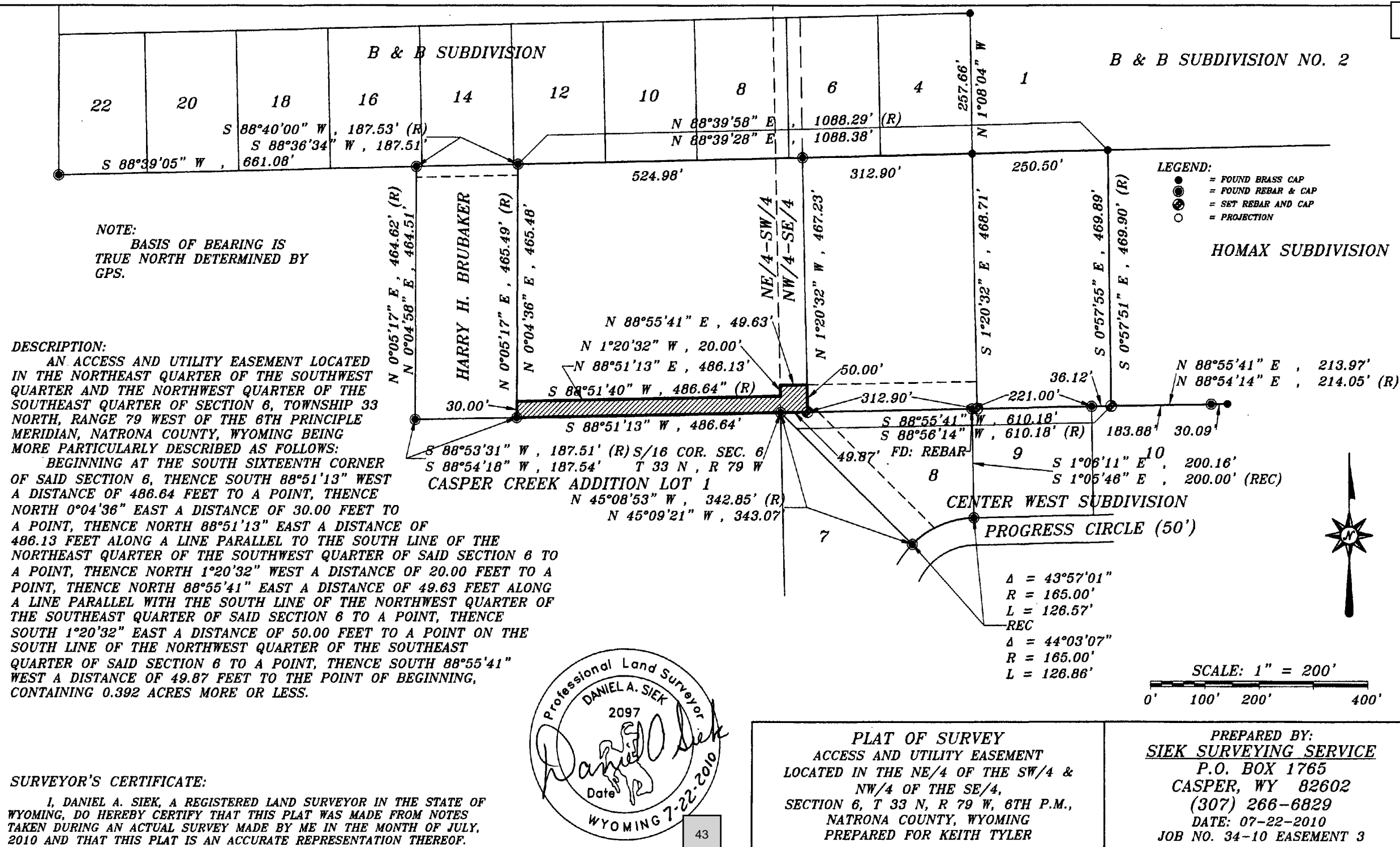
My Commission Expires

41

Title of Officer

9-8-79





**RESERVATION AND GRANT OF UTILITY
AND ROADWAY ACCESS EASEMENT**

THIS Reservation and Grant of Utility and Roadway Access Easement, dated this ____ day of July, 2010, is by and between T Men Investments, LLC, a Wyoming limited liability company, hereinafter referred to as "TMEN", and DLD Investments, LLC, a Wyoming limited liability company, hereinafter referred to as "DLD."

WHEREAS, TMEN is the owner of certain real property located in Natrona County, Wyoming, more specifically described in Exhibit "A" attached hereto; and

WHEREAS, DLD is the purchaser of a portion of the property described in Exhibit "A", which property is more specifically described in Exhibit "B" attached hereto; and

WHEREAS, TMEN and DLD wish to grant and dedicate a utility and roadway access easement as more specifically described in Exhibits "C1" and "C2" upon the terms and conditions hereinafter set forth.

1. **GRANT AND DEDICATION OF EASEMENT.** TMEN and DLD do hereby jointly grant, bargain, sell, convey and dedicate unto one another, their successors and assigns, for the benefit of their respective properties described in Exhibits "A" and "B" attached hereto, the following described easement for the purpose of location of utilities and an access road for use by TMEN and DLD, their employees, agents, guests and invitees. The Easement is 50' wide and is more specifically described in Exhibits "C1" and "C2" attached hereto, the "Easement Property." The Easement is for access to the parties' respective properties and for the conveyance of utilities.

2. **RESERVATION.** The parties reserve unto themselves such right in their respective Easement Properties for any purpose which does not interfere with the Easements granted herein, and to create and grant such other easements, rights and privileges in, on, under, or across the easement property such persons and for such purposes as the parties may elect, provided that the purposes of any such additional easements, rights and privileges shall not be inconsistent with the Easements granted herein.

3. **TERM OF EASEMENT.** The term of the Easement shall be perpetual so long as the Easement is used for the purpose described in Paragraph 1. The Easement shall not be used for any use prohibited by or violative of the terms of this Agreement or applicable laws, rules or regulations. If the Easement is abandoned, then the Easement shall automatically and unconditionally terminate and revert to the then owners of Grantor's property.

4. **MAINTENANCE OF THE ROAD.** TMEN and DLD shall share equally in the cost, construction, repair, maintenance, clearing, trash removal, and other expenses of upkeep and preservation of the Easement Property.

5. **NOTICES.** All notices required or permitted hereunder shall be given by overnight courier delivery, certified mail (return receipt requested), or hand delivery, directed as follows:

To TMEN: T Men Investments, LLC
421 South Center Street, Suite 201
Casper, Wyoming 82601

To DLD: DLD Investments, LLC
2211 South Mitchell
Casper, Wyoming 82601

Notices shall be effective only upon actual receipt at the address provided above. Either party, by notice given as provided above, may change the address to which future notices should be sent.

6. **RECORDING.** This Agreement, and any amendments hereto, shall be recorded in the real property records of the Clerk and Recorder of Natrona County, Wyoming.

7. **RUNNING OF BENEFITS AND BURDENS; VESTING OF INTERESTS.** All provisions of this Agreement, including the benefits and burdens, are appurtenant to and run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

If any provision of this Agreement or the application thereof to any person or situation, to any extent, shall be held invalid or unenforceable, the remainder of this Agreement and the application of such provision to persons or situations other than those to which it shall have been held invalid or



unenforceable, shall not be affected thereby, but shall continue valid and unenforceable to the fullest extent permitted by law.

8. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall constitute an original and together which shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have hereto caused this Agreement to be duly executed this 3 day of July, 2010.

T MEN INVESTMENTS, LLC

DLD INVESTMENTS, LLC

By: [Signature]
Keith P. Tyler, Manager

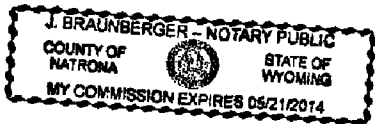
By: [Signature]

STATE OF WYOMING)
) s.s.
COUNTY OF NATRONA)

The above and foregoing Reservation of Easement was acknowledged and signed before me by Keith P. Tyler, the Manager of T Men Investments, LLC, a Wyoming limited liability company, this 3 day of ~~July~~ August, 2010.

Witness my hand and official seal.

[SEAL]



[Signature]
Notary Public

My Commission expires:

STATE OF WYOMING)
) s.s.
COUNTY OF NATRONA)

The above and foregoing Reservation of Easement was acknowledged and signed before me by Daniel Dwyer the member of DLD Investments, LLC, a Wyoming limited liability company, this 3 day of ~~July~~ August, 2010.

Witness my hand and official seal.

[SEAL]



[Signature]
Notary Public

My Commission expires:

EXHIBIT A

A parcel of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 33 North, Range 79 West of the 6th P.M., Natrona County, Wyoming, and being more particularly described as follows:

Beginning at the CS 1/16 corner, Section 6, Township 33 North, Range 79 West of the 6th P.M., Natrona County, Wyoming; thence S. 88°51'13" W., along the south line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 486.64 feet; thence N. 0°04'36" E., a distance of 464.48 feet to a point on the south line of the B&B Subdivision; thence N. 88°39'28" E., along said south line a distance of 1088.38 feet; thence S. 0°57'55" E., a distance of 469.89 feet to a point on the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S. 88°55'41" W., along said south line a distance of 610.18 feet to the point of beginning.

DESCRIPTION (LAND):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPLE MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8 OF THE CENTER WEST SUBDIVISION TO THE TOWN OF MILLS WHICH BEARS NORTH 88°55'41" EAST A DISTANCE OF 49.87 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 6, THENCE NORTH 1°20'32" WEST A DISTANCE OF 467.23 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF THE B & B SUBDIVISION, THENCE NORTH 88°39'28" EAST A DISTANCE OF 312.90 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE B & B SUBDIVISION, THENCE SOUTH 1°20'32" EAST A DISTANCE OF 468.71 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID CENTER WEST SUBDIVISION, THENCE SOUTH 88°55'41" WEST A DISTANCE OF 312.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3.362 ACRES MORE OR LESS.

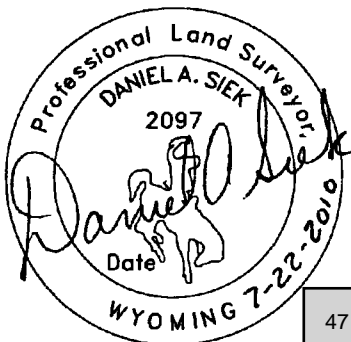
DESCRIPTION (EASEMENT):

AN ACCESS AND UTILITY EASEMENT LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPLE MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 WHICH BEARS NORTH 88°55'41" EAST A DISTANCE OF 49.87 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 6, THENCE NORTH 1°20'32" WEST A DISTANCE OF 50.00 FEET TO A POINT, THENCE NORTH 88°55'41" EAST A DISTANCE OF 312.90 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO A POINT, THENCE SOUTH 1°20'32" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 88°55'41" WEST A DISTANCE OF 312.90' TO THE POINT OF BEGINNING, CONTAINING 0.359 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DANIEL A. SIEK, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME IN THE MONTH OF JULY, 2010 AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.



47

PLAT OF SURVEY
50' ACCESS AND UTILITY VESTMENT
LOCATED IN THE NW/4 OF THE SE/4,
SECTION 6, T 33 N, R 79 W, 6TH P.M.,
NATRONA COUNTY, WYOMING
PREPARED FOR KEITH TYLER

PREPARED BY:
SIEK SURVEYING SERVICE
P.O. BOX 1765
CASPER, WY 82602
(307) 266-6829
DATE: 07-22-2010
JOB NO. 34-10 EASEMENT 2

B & B SUBDIVISION

B & B SUBDIVISION NO. 2

NOTE:
BASIS OF BEARING IS
TRUE NORTH DETERMINED BY
GPS.

LEGEND:

- = FOUND BRASS CAP
- ⊙ = FOUND REBAR & CAP
- ⊗ = SET REBAR AND CAP
- = PROJECTION

HOMAX SUBDIVISION

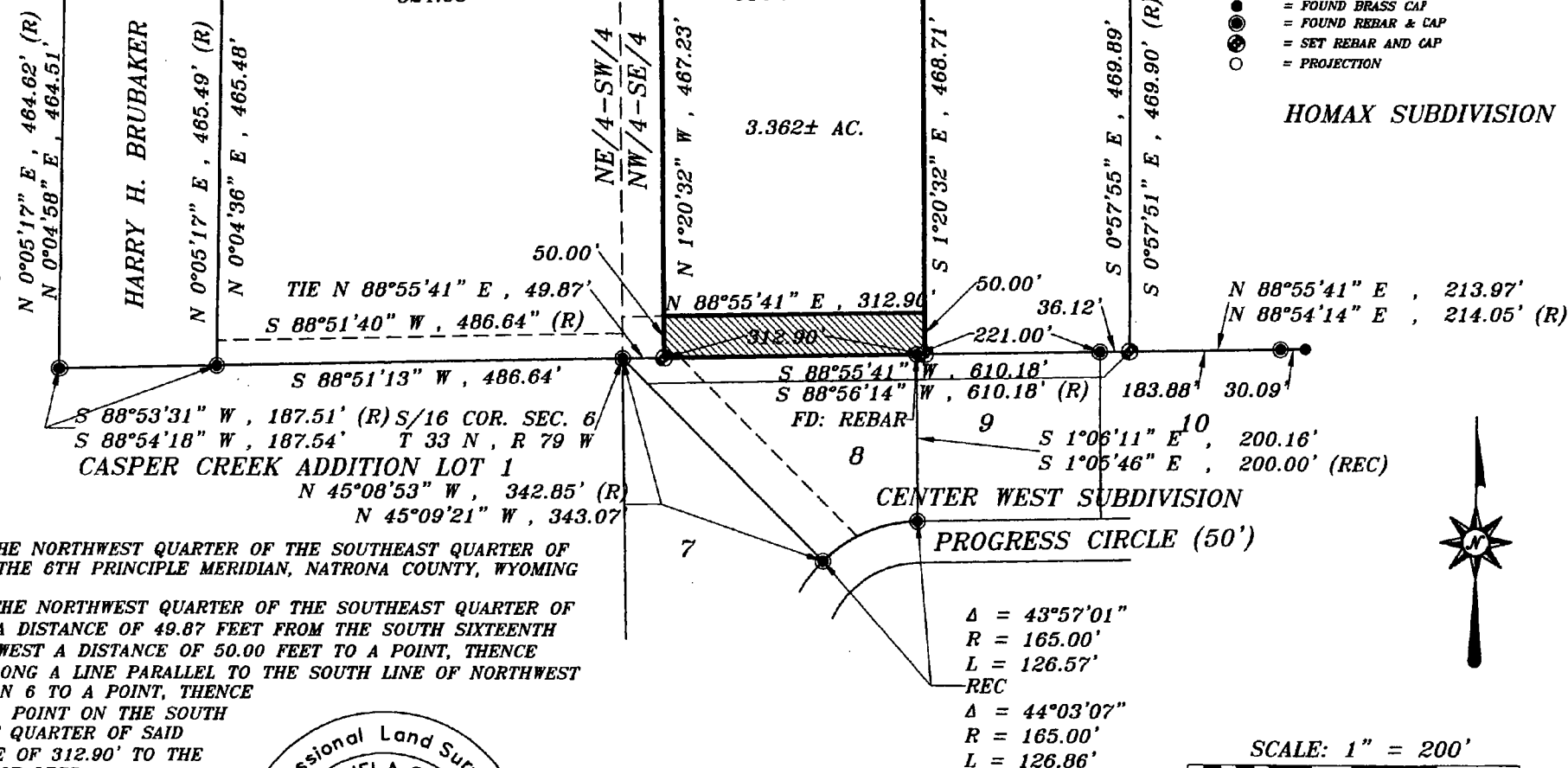
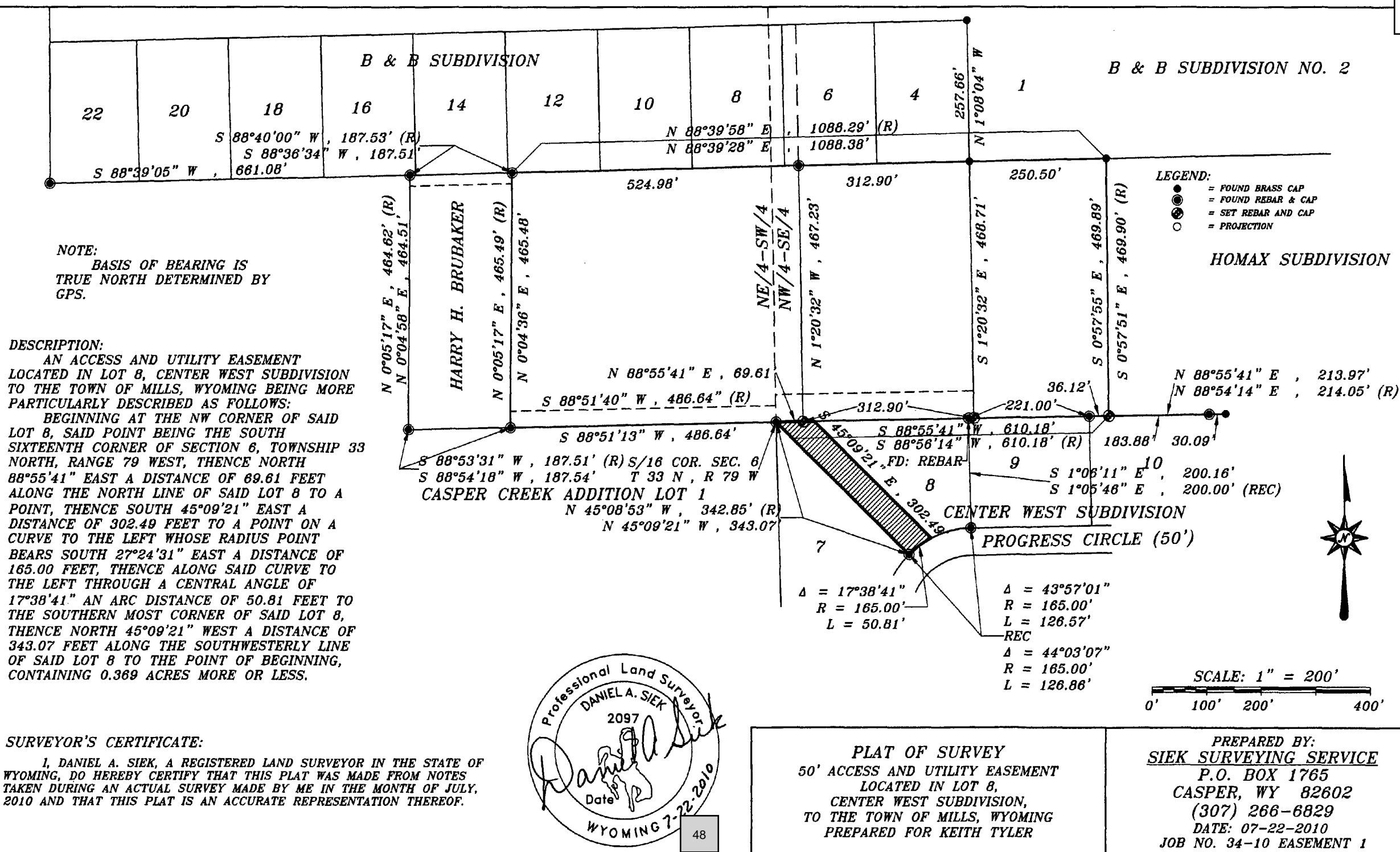


EXHIBIT B



DESCRIPTION (LAND):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPLE MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8 OF THE CENTER WEST SUBDIVISION TO THE TOWN OF MILLS WHICH BEARS NORTH 88°55'41" EAST A DISTANCE OF 49.87 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 6, THENCE NORTH 1°20'32" WEST A DISTANCE OF 487.23 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF THE B & B SUBDIVISION, THENCE NORTH 88°39'28" EAST A DISTANCE OF 312.90 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE B & B SUBDIVISION, THENCE SOUTH 1°20'32" EAST A DISTANCE OF 468.71 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID CENTER WEST SUBDIVISION, THENCE SOUTH 88°55'41" WEST A DISTANCE OF 312.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3.362 ACRES MORE OR LESS.

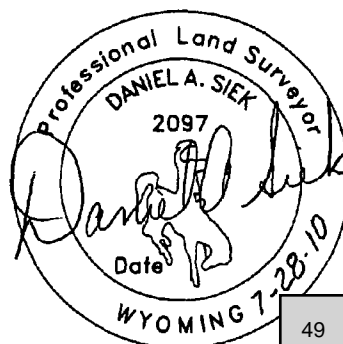
DESCRIPTION (EASEMENT):

AN ACCESS AND UTILITY EASEMENT LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPLE MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 6, THENCE NORTH 1°04'19" WEST A DISTANCE OF 50.00 FEET TO A POINT, THENCE NORTH 88°55'41" EAST A DISTANCE OF 382.54 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO A POINT, THENCE SOUTH 1°20'32" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 88°55'41" WEST A DISTANCE OF 382.77' TO THE POINT OF BEGINNING, CONTAINING 0.416 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DANIEL A. SIEK, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME IN THE MONTH OF JULY, 2010 AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.



49

B & B SUBDIVISION**B & B SUBDIVISION NO. 2**

NOTE:
BASIS OF BEARING IS
TRUE NORTH DETERMINED BY
GPS.

LEGEND:

- = FOUND BRASS CAP
- ⊙ = FOUND REBAR & CAP
- ⊗ = SET REBAR AND CAP
- = PROJECTION

HOMAX SUBDIVISION**CENTER WEST SUBDIVISION****PROGRESS CIRCLE (50')**

Δ = 43°57'01"
R = 165.00'
L = 126.57'
REC
Δ = 44°03'07"
R = 165.00'
L = 126.86'

SCALE: 1" = 200'
0' 100' 200' 400'

PLAT OF SURVEY

50' ACCESS AND UTILITY VESTMENT
LOCATED IN THE NW/4 OF THE SE/4,
SECTION 6, T 33 N, R 79 W, 6TH P.M.,
NATRONA COUNTY, WYOMING
PREPARED FOR KEITH TYLER

PREPARED BY:
SIEK SURVEYING SERVICE
P.O. BOX 1765
CASPER, WY 82602
(307) 266-6829
DATE: 07-28-2010
JOB NO. 34-10 EASEMENT 2

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28th day of December, 2018, by and between The Town of Mills, Natrona County, State of Wyoming, a Wyoming municipal corporation organized under the laws of the State of Wyoming, ("GRANTOR") and MAHegge, LLC, a Wyoming limited liability company, of P.O. Box 1416, Mills, WY 82644 ("GRANTEE").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, to Grantor, in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant and warrant to Grantee forever all the following described lot or parcel of land (the "Property"), situated, lying and being in the County of Natrona, State of Wyoming, and described as follows, to wit:

Lot 2, Block 1, Casper Creek Addition to the Town of Mills, Natrona County, State of Wyoming, as per plat executed on May 9, 1979 and recorded in the property records for Natrona County, Wyoming as Instrument Number 266237 on June 28, 1979,

together with all and singular the hereditaments and appurtenances there unto belonging to the Property, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

together with all the estate, right title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances and any rights of access;

quitclaiming to Grantee, but not warranting, any right, title and interest, if any, acquired or that may be acquired, that is associated with and underlying the abandoned railroad right of way of Burlington Northern Inc. or its successors or assigns as it abuts and is adjacent to the Property; and

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming; but

subject, however, to any and all easements, restrictions, rights of way, reservations, covenants and conditions of record.

TO HAVE AND TO HOLD, the Property above bargained and described with the appurtenances, unto Grantee, its successors and its assigns forever.



12/28/2018 10:46:11 AM NATRONA COUNTY CLERK

50: 2

1057854

Renea Vitto
Recorded: SA
Fee: \$15.00
TOWN OF MILLS

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officer, the day and year first above written.

GRANTOR:

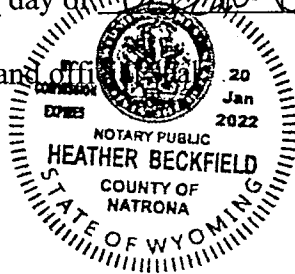
The Town of Mills, Natrona County, Wyoming

By: [Signature]
 Name: Seth M. Coleman
 Its: Mayor

STATE OF WYOMING)
)
 COUNTY OF NATRONA)

The foregoing Special Warranty Deed was acknowledged before me by Seth Coleman, this 28 day of December, 2018.

Witness my hand and official



[Signature]
 Notary Public

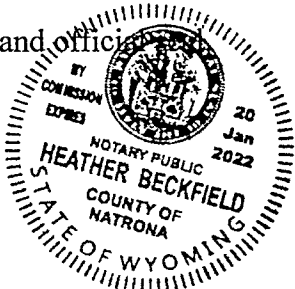
Attested to by:

[Signature]
 Clerk, Town of Mills, Wyoming

STATE OF WYOMING)
)
 COUNTY OF NATRONA)

The foregoing Special Warranty Deed was acknowledged before me by Christine Madalae, this 28th day of December, 2018.

Witness my hand and official



[Signature]
 Notary Public

WARRANTY DEED

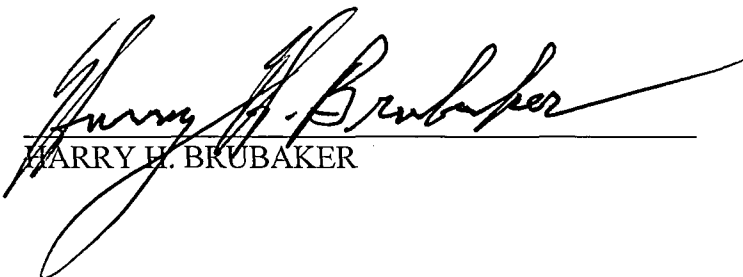
Harry H. Brubaker, a married man dealing with his separate property, Grantor, of Natrona County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to MAHegge, LLC, a Wyoming limited liability company, Grantee, of P.O. Box 1416, Mills, 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 this state, to wit:

A parcel being a portion of the NE¼SW¼, Section 6, Township 33 North, Range 79 West of the 6th P.M., Natrona County, Wyoming, being described as follows:

Beginning at a point on the south line of said NE¼SW¼ bearing S.88°53'51"W. a distance of 486.49 feet from the center-south 1/16 corner of said Section 6; thence N.0°05'17"E. a distance of 465.38 feet to a point on the south line of B & B Subdivision; thence S.88°40'00"W. along said south line of said B & B Subdivision a distance of 187.53 feet; thence S.0°05'17"W., a distance of 464.62 feet to a point on the south line of said NE¼SW¼; thence N. 88°53'51"E. along the south line of said NE¼SW¼ a distance of 187.51 feet to the point of beginning.

Subject to easements, reservations, restrictions and covenants set forth in the Chicago Title Commitment Exceptions attached hereto as Exhibit A, together with all matters set forth in the survey attached hereto as Exhibit B and any conditions which a purchaser could discover by way of a reasonably prudent physical inspection of the Property ("Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has set his hand this 31st day of October, 2019.

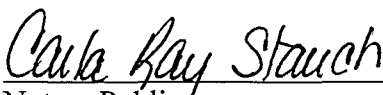

HARRY H. BRUBAKER

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The above and foregoing Warranty Deed was acknowledged before me by Harry H. Brubaker, this 31st day of October, 2019.

Witness my hand and official seal.

[SEAL]


Notary Public

My Commission expires:

8/28/2022



**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or well rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
9. THE LIEN OF ALL ASSESSMENTS AND TAXES FOR THE YEAR 2019 AND THE SUBSEQUENT YEARS.

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10. OWNERSHIP OR TITLE TO ANY MINERALS OR MINERAL INTEREST IS EXCLUDED FROM COVERAGE AND THE EFFECT ON THE SURFACE OF THE LAND OF THE EXERCISE OF ANY SUCH MINERAL RIGHTS IS ALSO EXCLUDED FROM COVERAGE.
11. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY FROM L. L. BRASWELL, ET UX, GRANTED TO THE ILLINOIS PIPE LINE COMPANY, DATED APRIL 18, 1918, RECORDED AUGUST 29, 1918, IN BOOK 20 OF DEEDS, PAGE 605.
12. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO CECIL S. STONE, DATED JUNE 13, 1922, RECORDED JUNE 26, 1922, IN BOOK 32 OF DEEDS, PAGE 64.
13. TERMS AND PROVISIONS CONTAINED IN CONTRACT BY AND BETWEEN C. S. STONE AND JOHN A. HIGBEE, DATED APRIL 3, 1923, RECORDED APRIL 19, 1923, IN BOOK 16 AC&L, PAGE 61.
14. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY CONTRACT FROM A. W. HINERMAN, ET UX, GRANTED TO STANOLIND PIPE LINE COMPANY, DATED JULY 22, 1944, RECORDED AUGUST 22, 1944, IN BOOK 33 AC&L, PAGE 526.
15. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY FROM DON H. GALLES, ET UX, GRANTED TO SINCLAIR REFINING COMPANY, DATED NOVEMBER 9, 1948, RECORDED DECEMBER 16, 1948, IN BOOK 39 AC&L, PAGE 232.
16. TERMS AND PROVISIONS CONTAINED IN CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND DON H. GALLES, ET UX, DATED MARCH 26, 1952, RECORDED APRIL 14, 1952, IN BOOK 48 AC&L, PAGE 105.
17. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY FROM DON H. GALLES, ET UX, GRANTED TO PLATTE PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED AUGUST 5, 1952, RECORDED SEPTEMBER 23, 1952, IN BOOK 49 AC&L, PAGE 260.
18. TERMS AND PROVISIONS CONTAINED IN DEED OF EASEMENT FROM MRS. C. LAMEY GRANTED TO THE NORTH CENTRAL GAS COMPANY, A WYOMING CORPORATION, DATED SEPTEMBER 21, 1953, RECORDED DECEMBER 9, 1953, IN BOOK 53 AC&L, PAGE 445.
19. TERMS AND PROVISIONS CONTAINED IN CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND DON H. GALLES, ET AL, DATED SEPTEMBER 12, 1955, RECORDED OCTOBER 5, 1955, IN BOOK 62 AC&L, PAGE 555.
20. TERMS AND PROVISIONS CONTAINED IN CONVEYANCE OF RIGHT OF WAY FROM LEROY R. STEWART, ET UX, GRANTED TO PACIFIC POWER & LIGHT COMPANY, A CORPORATION, DATED JANUARY 29, 1960, RECORDED FEBRUARY 4, 1960, IN BOOK 84 AC&L, PAGE 478.
21. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM LEROY R. STEWART, ET UX, TO C & Y LEASING CORPORATION, A WYOMING CORPORATION, DATED NOVEMBER 20, 1975, RECORDED OCTOBER 17, 1978, IN BOOK 293 OF DEEDS, PAGE 150.

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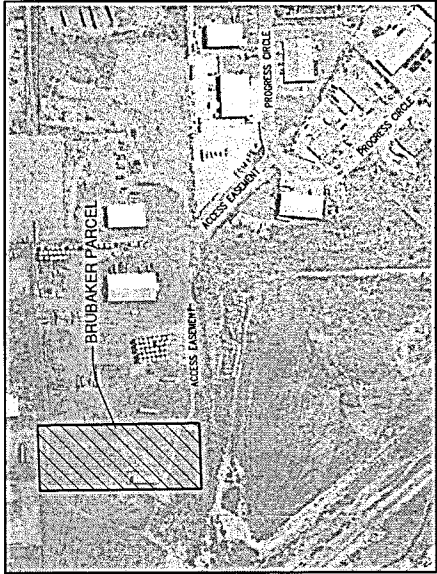
22. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM C & Y LEASING CORPORATION TO L. M. TAUCHER, ET AL, DATED MARCH 1, 1976, RECORDED OCTOBER 17, 1978, IN BOOK 293 OF DEEDS, PAGE 151.
23. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM DUANE BALDWIN TO HARRY H. BRUBAKER, DATED NOVEMBER 21, 1978, RECORDED NOVEMBER 27, 1978, IN BOOK 294 OF DEEDS, PAGE 402.
24. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM Z. S. MERRITT, ET AL, TO DUANE BALDWIN, DATED JULY 6, 1978, RECORDED DECEMBER 19, 1978, IN BOOK 295 OF DEEDS, PAGE 125.
25. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM WESTERN DRILLING CORPORATION TO DUANE BALDWIN, DATED JULY 6, 1978, RECORDED DECEMBER 19, 1978, IN BOOK 295 OF DEEDS, PAGE 126.
26. TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED FROM C & Y LEASING CORPORATION TO L. M. TAUCHER, ET AL, DATED MARCH 1, 1976, RECORDED JANUARY 11, 1979, AS INSTRUMENT NO. 254666.
27. TERMS AND PROVISIONS CONTAINED IN GRANT OF ACCESS EASEMENT BY T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, TO HARRY H. BRUBAKER, DATED AUGUST 3, 2010, RECORDED AUGUST 5, 2010, AS INSTRUMENT NO. 893026.
28. TERMS AND PROVISIONS CONTAINED IN GRANT OF UTILITY EASEMENT BY HARRY H. BRUBAKER GRANTED TO TMEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, DATED AUGUST 3, 2010, RECORDED AUGUST 5, 2010, AS INSTRUMENT NO. 893027.
29. TERMS AND PROVISIONS CONTAINED IN RESERVATION AND GRANT OF UTILITY AND ROADWAY ACCESS EASEMENT BY AND BETWEEN T MEN INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND DLD INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, DATED JULY 3, 2010, RECORDED AUGUST 5, 2010, AS INSTRUMENT NO. 893029.
30. MILLS NORTHERN EXPANSION ANNEXATION PLAT, RECORDED SEPTEMBER 16, 2015, AS INSTRUMENT NO. 999662.
31. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 658, RECORDED SEPTEMBER 16, 2015, AS INSTRUMENT NO. 999663.

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VICINITY MAP
NO SCALE

RECORD LEGAL DESCRIPTION

A PARCEL BEING A PORTION OF THE NE1/4, SECTION 6, T.33N., R.79W., OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NE1/4, BEARING S88°53'51"W., A DISTANCE OF 488.49 FEET FROM THE CENTER-SOUTH CORNER OF SAID SECTION 6; THENCE N0°51'27"E., A DISTANCE OF 465.38 FEET TO A POINT ON THE SOUTH LINE OF B & B SUBDIVISION; THENCE S88°40'00"W., ALONG SAID SOUTH LINE OF SAID B & B SUBDIVISION A DISTANCE OF 187.53 FEET; THENCE S0°51'17"W., A DISTANCE OF 464.62 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4; THENCE N88°53'51"E., ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 187.51 FEET TO THE POINT OF BEGINNING.

SUBJECT LEGAL DESCRIPTION

A PARCEL BEING A PORTION OF THE NE1/4, SECTION 6, T.33N., R.79W., OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP, LOCATED ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 6 AND BEING THE POINT OF BEGINNING;

THENCE S88°14'52"W., ALONG THE SOUTH LINE OF THE PARCEL AND SAID NE1/4, A DISTANCE OF 187.51 FEET TO THE SOUTHWEST CORNER, MONUMENTED BY A BRASS CAP;

THENCE N0°34'21"W., ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF LOT 2, BLOCK 1 OF THE CASPER CREEK ADDITION TO THE TOWN OF MILLS, A DISTANCE OF 464.41 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF THE B & B SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP;

THENCE N87°56'33"E., ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF THE B & B SUBDIVISION, A DISTANCE OF 187.46 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S0°34'54"E., ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOT 1 OF THE OLD SIMPLE SUBDIVISION, A DISTANCE OF 465.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.00 ACRES, (87,140.12 SF.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE ABOVE DESCRIBED PARCEL IS THE SAME PARCEL DESCRIBED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2019-2588, DATED OCTOBER 8, 2019.

TO: MAHEGGS, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7b(1), 8, 9, 11, 13, 14, 15, 17, 18 AND 19 OF TABLE A THEREOF.

DATE OF PLAT: OCTOBER 25, 2019
BY: ALTA/NSPS SURVEYORS
WYOMING REGISTERED PROFESSIONAL SURVEYORS
WYO. REG. #5528
WILLIAM B. EHRINGER, P.L.L.C.

EXPIRATION DATE: DECEMBER 31, 2021



EXHIBIT B

ALTANSPS LAND TITLE SURVEY
FOR
BRUBAKER PARCEL

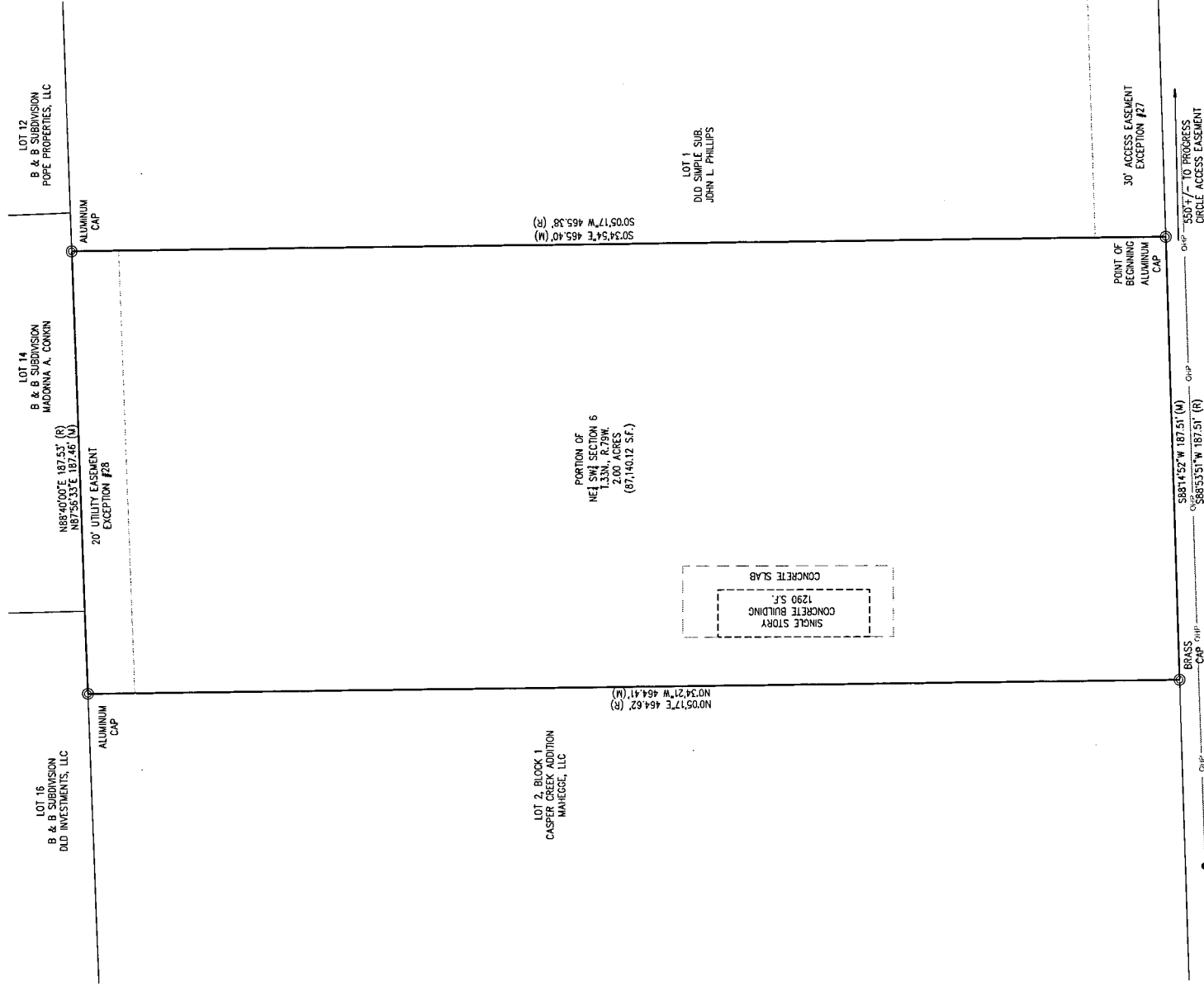
BEING A PORTION OF THE NE1/4, SECTION 6, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING
W.O. #19-253
OCTOBER, 2019

SCHEDULE B - PART II - EXCEPTIONS:

- EXCEPTIONS 1 - 10: STANDARD EXCEPTIONS OF LIENS, ENCUMBRANCES, MINING CLAIMS, MINERAL RIGHTS, ASSESSMENTS AND TAXES. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 11: RIGHT-OF-WAY FROM L. L. BRASWELL, GRANTED TO THE ILLINOIS PIPE LINE COMPANY, RECORDED AUGUST 29, 1918 IN BOOK 20 OF DEEDS, PAGE 605. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 12: PATENT FROM THE UNITED STATES OF AMERICA TO CECIL S. STONE, RECORDED JUNE 26, 1922, BOOK 32 OF DEEDS, PAGE 64. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 13: CONTRACT BY AND BETWEEN C. S. STONE AND JOHN A. HIGBEE, RECORDED APRIL 19, 1923, BOOK 16 OF ACAL, PAGE 61. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 14: RIGHT-OF-WAY CONTRACT FROM A. W. INNERMAN, GRANTED TO STANLUND PIPE LINE COMPANY, RECORDED AUGUST 22, 1944, BOOK 33 ACAL, PAGE 528. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 15: RIGHT-OF-WAY FROM DON H. GALLES GRANTED TO SINGLAK REFINING COMPANY, RECORDED DECEMBER 16, 1948, BOOK 39 ACAL, PAGE 232. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 16: CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND DON H. GALLES, RECORDED APRIL 14, 1952, BOOK 46 ACAL, PAGE 102. NOT APPLICABLE TO THIS SITE.
- EXCEPTION 17: RIGHT-OF-WAY FROM DON H. GALLES GRANTED TO PLATTE PIPE LINE COMPANY, RECORDED SEPTEMBER 23, 1952, BOOK 49 ACAL, PAGE 260. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 18: DEED OF EASEMENT FROM MRS. C. LANEY GRANTED TO THE NORTH CENTRAL GAS COMPANY, RECORDED DECEMBER 9, 1953, BOOK 53 ACAL, PAGE 445. NOT APPLICABLE TO THIS SITE.
- EXCEPTION 19: CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND DON H. GALLES, RECORDED OCTOBER 5, 1955, BOOK 62 ACAL, PAGE 555. NOT APPLICABLE TO THIS SITE.
- EXCEPTION 20: CONVEYANCE OF RIGHT-OF-WAY FROM LEROY R. STEWART GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED FEBRUARY 4, 1960, BOOK 84 ACAL, PAGE 418. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 21: WARRANTY DEED FROM LEROY R. STEWART TO C & Y LEASING CORPORATION, RECORDED OCTOBER 17, 1978, BOOK 293 OF DEEDS, PAGE 150. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 22: WARRANTY DEED FROM C & Y LEASING CORPORATION TO L. M. TAUCHER, RECORDED OCTOBER 17, 1978, BOOK 293 OF DEEDS, PAGE 151. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 23: WARRANTY DEED FROM DUANE BALDWIN TO HARRY H. BRUBAKER, RECORDED NOVEMBER 27, 1978, BOOK 294 OF DEEDS, PAGE 402. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 24: WARRANTY DEED FROM Z. S. MERRITT TO DUANE BALDWIN, RECORDED DECEMBER 19, 1978, BOOK 295 OF DEEDS, PAGE 125. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 25: WARRANTY DEED FROM WESTERN DRILLING CORPORATION TO DUANE BALDWIN, RECORDED DECEMBER 19, 1978, BOOK 295 OF DEEDS, PAGE 126. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 26: WARRANTY DEED FROM C & Y LEASING CORPORATION TO L. M. TAUCHER, RECORDED JANUARY 11, 1979 AS INSTRUMENT NO. 25466. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 27: GRANT OF ACCESS EASEMENT BY T MEN INVESTMENTS, LLC TO HARRY H. BRUBAKER, RECORDED AUGUST 5, 2010 AS INSTRUMENT NO. 893027. PLOTTED AND SHOWN HEREON.
- EXCEPTION 28: GRANT OF UTILITY EASEMENT BY HARRY H. BRUBAKER GRANTED TO T MEN INVESTMENTS, LLC, RECORDED AUGUST 5, 2010 AS INSTRUMENT NO. 893027. PLOTTED AND SHOWN HEREON.
- EXCEPTION 29: RESERVATION AND GRANT OF UTILITY AND ROADWAY ACCESS EASEMENT BY AND BETWEEN T MEN INVESTMENTS, LLC AND OLD INVESTMENTS, LLC, RECORDED AUGUST 5, 2010 AS INSTRUMENT NO. 893029. NOT APPLICABLE TO THIS SITE.
- EXCEPTION 30: MILLS NORTHERN EXPANSION ANNEXATION PLAT, RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 999662. BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 31: ORDINANCE NO. 659 RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 999663. BLANKET IN NATURE AND NOT PLOTTABLE.

NOTES:

- THE TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2019-2588, DATED OCTOBER 8, 2019, WAS USED IN DEFINING EASEMENTS AND OWNERSHIPS SHOWN ON THIS PLAT.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/86, CITY OF CASPER DATUM.
- THE BOUNDARY OF THE PROPERTY ENCOMPASSES 2.00 ACRES, (87,140.12 SF.), MORE OR LESS.
- THERE IS ONE SINGLE STORY CONCRETE BUILDING LOCATED ON THE PARCEL AT THE TIME OF THIS SURVEY.
- ZONING FOR THE SUBJECT PROPERTY IS DEVELOPING INDUSTRIAL (D).
- THE MINIMUM LOT WIDTH IS 100 FEET.
THE FRONT YARD SETBACK IS 30 FEET.
THE REAR YARD SETBACK IS 15 FEET.
THE PROPERTY IS ZONED R-10. EXCEPT A COMMERCIALLY ZONED LOT ADJOINING A RESIDENTIALLY ZONED LOT WHERE THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 50 FEET. MAXIMUM BUILDING HEIGHT IS 40 FEET OR THREE STORIES.
- THE PARKING REQUIREMENTS ARE BASED ON THE TYPE OF BUSINESS DEVELOPED ON THIS PROPERTY. THE PARKING REQUIREMENTS CAN BE FOUND IN THE TOWN OF MILLS ZONING CODE, SECTION 17.12.010. THERE ARE NO PARKING STRIPES ON SITE AT TIME OF SURVEY.
- THE PROPERTY IS SHOWN ON FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 56025C 2001 E, DATED MAY 16, 2015 AND IS LOCATED IN ZONE X.
- ACCESS IS AVAILABLE FROM PROGRESS CIRCLE (50' ROW) VIA A 30' WIDE ACCESS AND UTILITY EASEMENT, INSTRUMENT NO. 893026. PROGRESS CIRCLE IS A PUBLICLY DEDICATED STREET OWNED AND MAINTAINED BY THE TOWN OF MILLS, WYOMING. THERE ARE NO PROPOSED CHANGES IN THE EASEMENT RIGHT-OF-WAY LINES.
- LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON OBSERVATIONS OF ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE PERFORMED.
- THERE WERE NO VISIBLE ENCROACHMENTS AT TIME OF THIS SURVEY.
- THERE WERE NO VISIBLE SONS OF WETLANDS ON THE SITE AT TIME OF THIS SURVEY.



LEGEND

- FOUND MONUMENT AS NOTED
- SET ALUMINUM CAP
- POWER LINE OVERHEAD W/POWER POLE
- PROPERTY LINE
- EASEMENT LINE



Civil Engineering Professionals, Inc.
6080 Enterprise Drive Casper, WY 82609
Phone 307.266.4316 Fax 307.266.0103
www.cepi-casper.com

WARRANTY DEED

MAHEGGE, 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

JOHN L. PHILLIPS,

grantee(s),

whose address is: P.O. BOX 414 , CASPER, WY 82602

350 DWYER DRIVE
MILLS, WY 82644

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:

LOTS 1 AND 2, "DLD SIMPLE SUBDIVISION NO. 2", NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 18, 2015, AS INSTRUMENT NO. 994111.

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

Witness my/our hand(s) this 21st day of August, 20 18.

MAHEGGE, LLC

BY:

MALIK HEGGE, MANAGER

BY:

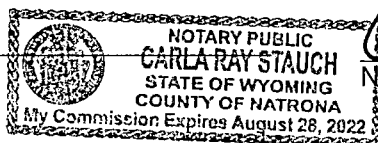
APRIL HEGGE, MEMBER

State of Wyoming)
County of Natrona) ss.

This instrument was acknowledged before me on 21st day of August, 20 18
by MALIK HEGGE AS MANAGER AND APRIL HEGGE AS MEMBER OF MAHEGGE, LLC

Given under my hand and notarial seal this 21st day of August, 20 18.

My commission expires:



Carla Ray Stauch
Notarial Officer



8/22/2018 8:33:46 AM

NATRONA COUNTY CLERK

Pages: 1

Renea Vitto

Recorded: SF

Fee: \$12.00

AMERICAN TITLE AGENCY

1052089

MAHegge Development Plan

Commercial Site Development Plan

Planning Commission Meeting
July 10, 2024

City Council Meeting

Applicants: Malik Hegge

Case Number: 25.03 DEV

Agent: Bill Feheringer, CEPI

Summary: The applicant is proposing to construct a 5,000 square foot commercial warehouse facility and associated office building. The site consists of two (2) adjacent parcels, an unplatted parcel and Lot 2, Blk 1, Casper Creek Addition, creating a development area approximately 7.87-acres in size. It was annexed into the City of Mills in 2015. There is an existing structure on the unplatted parcel and various commercial items being stored on the property.

The property is bounded on the west by railroad right of way and city owned property to the south. B & B Subdivision is adjacent to the north. There is no platted, public right-of-way access to the property. Access is obtained via an unimproved access and utility easement, recorded via separate instrument. The applicant wishes to discuss access and surfacing requirements with the Planning & Zoning Commission.

The property is zoned I-1 (Light Industrial District) and the proposed use of the property is permitted within this zone district. The use is also consistent with the City's future land use map and general goals and policies of the City of Mills Master Plan.

Legal Description: Lot 2, Block 1, Casper Creek

Location: The property is located south of Burd Rd, east of Progress Circle. Access is obtained via Dwyer Drive across and unimproved access easement.

Current Zoning: I-1 (Light Industrial)

Adjacent Land Use: North: B & B Subdivision (I-1)
South: Unplatted City owned tract (PLI)
East: DLD Simple Subdivision (I-1)
West: Railroad ROW & Unplatted tracts (UA & I-1)

Planning Considerations:

1. Pending review of the proposed subdivision application, access is proposed to be

provided via a dedicated right of way or via an existing access & utility easement recorded via separate instrument (#893026).

Item # 5.

- a. Per the LDRs, access shall be improved to city standards within the easement/ROW to the property line for commercial/industrial development.
 - a. A turnaround constructed to fire code standards is required on the west end of the access.
 - b. The road surface shall be constructed to withstand 75,000 lbs. utilizing any material type per IFC Section D102.1
 - c. The applicant wishes to pursue a discussion regarding the dedication, width and surfacing of access to the property.
2. Public water service is required to serve the property. A water main shall be constructed to serve the new development. Service lines can only be utilized from a water main to the structure across the property to be served.
 - a. Construct a water main to the boundary of the parcel and extend a service line to the structure. Obtain DEQ permit to construct for the water main.
3. Submit a drainage study completed by a Wyoming licensed engineer.
 - a. Revise the site plan to show more information on proposed drainage for the site.
 - b. Show all on-site detention, if applicable.
4. Provide additional detail and show the driveway access to the parking area and buildings from the access.
 - a. All required parking spaces and drive aisles and access to the required parking area shall be paved.
5. Submit a landscaping plan providing further detail on the types of plant units to be used for the landscaping, or submit a letter requesting a fee in lieu of landscaping, for consideration by Mills City Council.
6. Provide manufacturer's specifications for all site lighting which depicts shielding for the wall pack lighting which complies with city standards.
7. Include in the Development Agreement, a statement that no further development or subdividing of the property shall occur without a subdivision permit and improvement of the access, as applicable.
8. Obtain all required building permits for:
 - a. All structures
 - b. All site lighting
 - c. All on-premise signage.

Staff Recommendation:

Staff recommends the Planning Commission CONDITIONALLY APPROVE the Heggen Development Plan to allow discussion and resolution of the resubdivision plat and access/surfacing issues, and upon satisfactory completion of all planning considerations.

Item # 5.

Planning Commission Recommendation:



Civil Engineering Professionals, Inc.
6090 E. 1st Avenue, Suite 100
Phone: 307.266.5346 Fax: 307.266.0103
www.cepi-casper.com

DATE:

REVISIONS:

PRELIMINARY

MAHEGGE LLC
NEW BUILDING CONSTRUCTION
MILLS, WYOMING

PROJECT #: 25-109
DATE: 6/18/25
DRAWN BY: SAG

SITE PLAN

SHEET

C1.0

- 1

LEGAL DESCRIPTION AND COMMON ADDRESS
- LOT 1, CASPER CREEK ADDITION NO. 3
TO THE CITY OF MILLS
NATRONA COUNTY, WYOMING
- 400 DWYER DRIVE
MILLS, WYOMING 82601
- 5

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
- 7

AS SHOWN ON PLAN
- 8

BUILDING HEIGHT: 45'
BUILDING SETBACKS: (5' MINIMUM SETBACK)
NORTH - 152.5'
EAST - 312.2'
SOUTH - 165.3'
WEST - 260.0'
- 9

NOT APPLICABLE TO THIS SITE
- 11

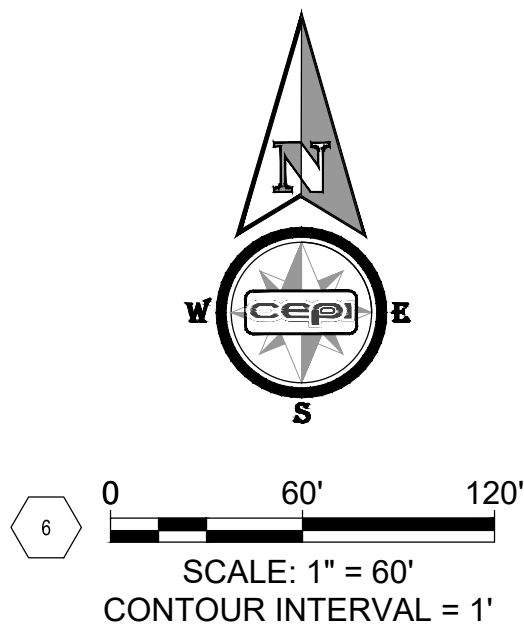
AS SHOWN ON SITE PLAN
- 12

NOT APPLICABLE TO THIS SITE
- 13

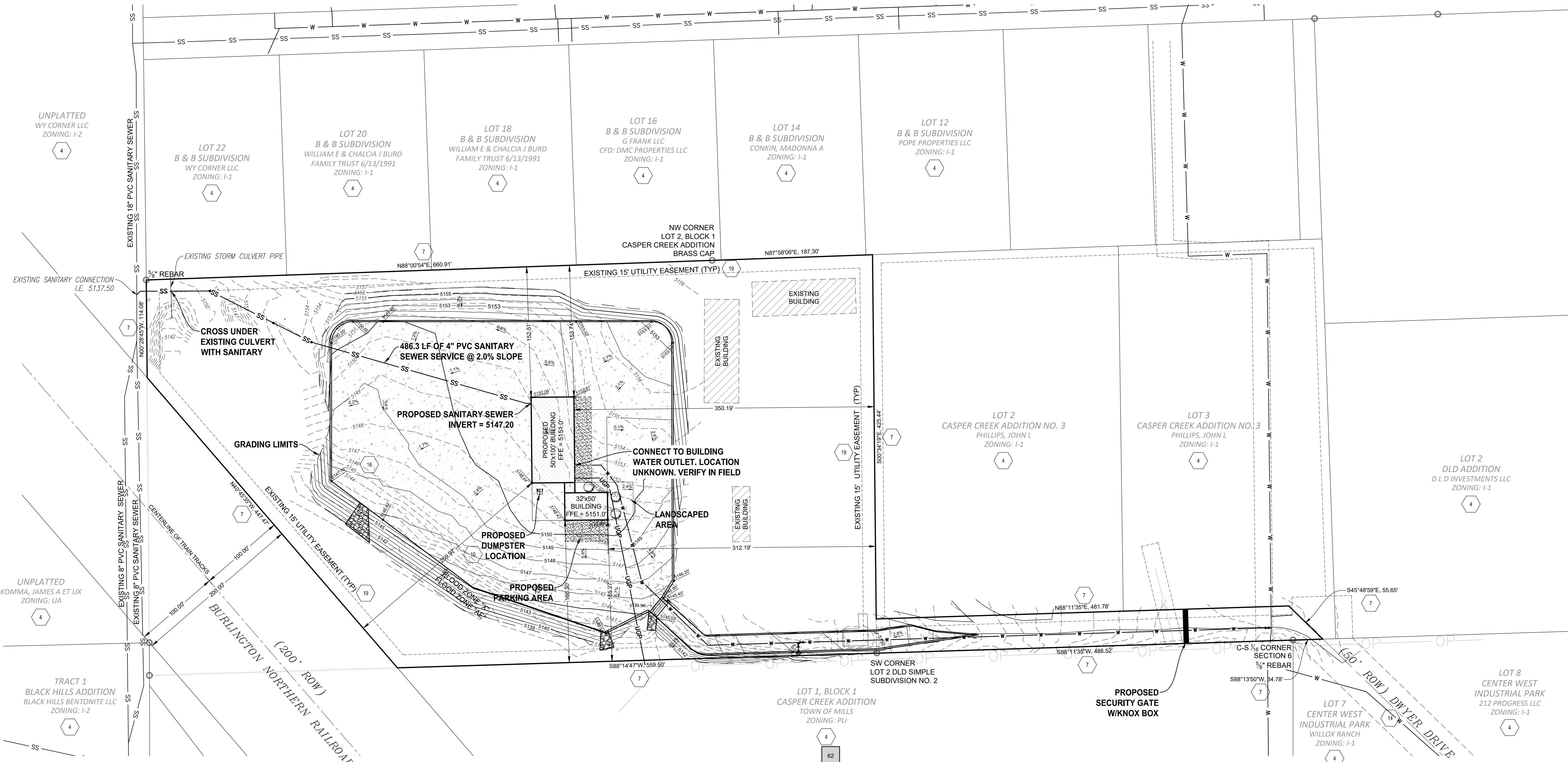
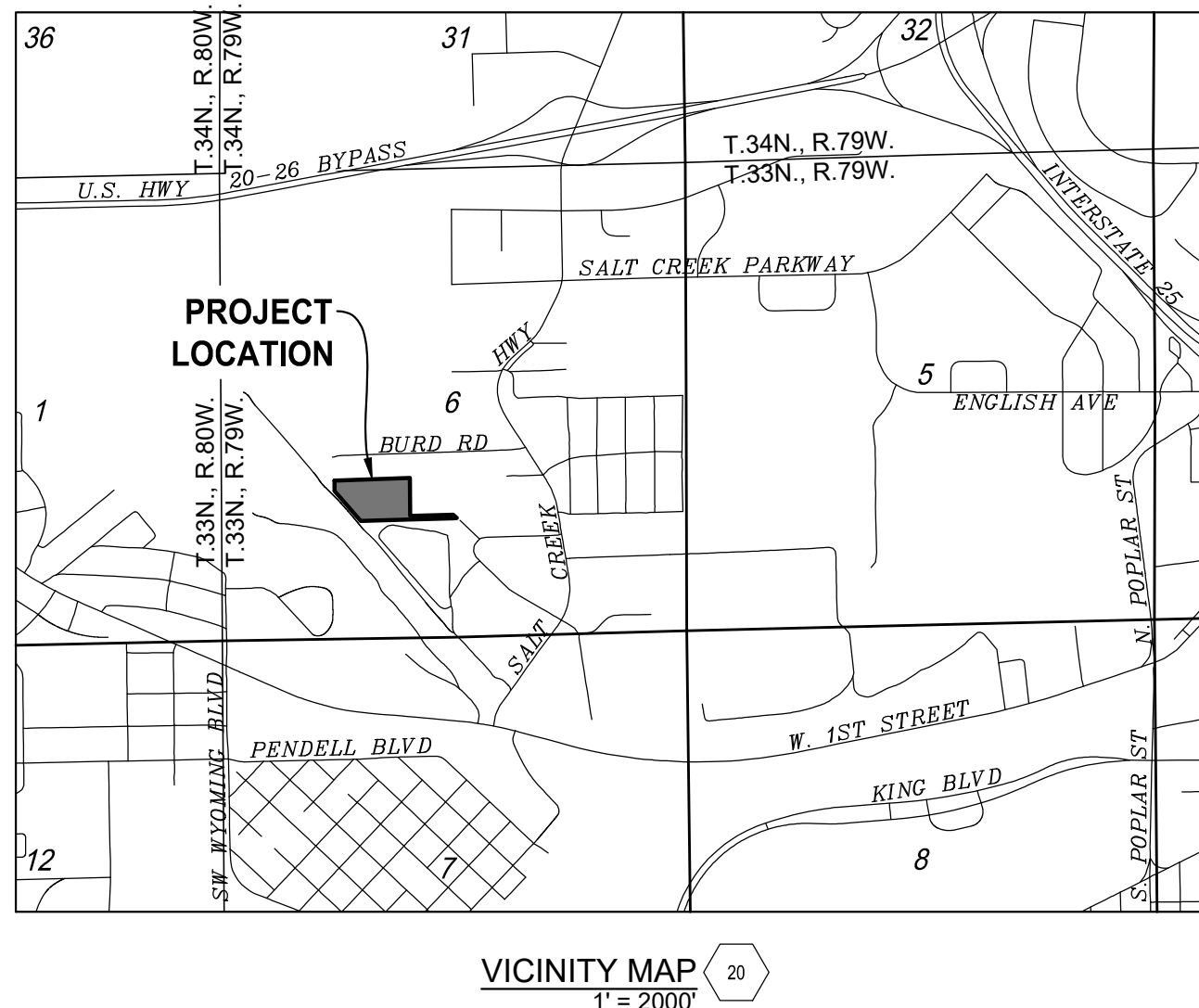
LIGHTING: WALL PACKS TO BE INSTALLED
ON BUILDING BY OTHERS
- 17

NOT APPLICABLE TO THIS SITE
- 21

GENERAL NOTES
- a. TOTAL LAND AREA IN ACRES OR SQUARE FEET;
b. TOTAL BUILDING AREA IN SQUARE FEET;
c. TOTAL SQUARE FEET OF BUILDING ADDITION;
d. PERCENTAGE OF LAND COVERED BY BUILDINGS;
e. BUILDING HEIGHT(S);
f. NUMBER OF STORIES AND SQUARE FOOTAGE OF LEASABLE SPACE (FLOOR AREA);
g. TOTAL NUMBER OF PARKING SPACES;
h. SQUARE FOOTAGE OF PARKING AREA;
i. PERCENTAGE OF LAND COVERED BY PARKING;
j. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS;
k. PERCENTAGE OF SITE COVERED BY LANDSCAPING;
- 8.33 ACRES / 363,034 S.F.
6,744 S.F.
N/A
1.8%
45'
1 STORY / 6,744 S.F.
7
1500 S.F.
0.4%
14,000 S.F.
4%
















- LEGEND
- FOUND PROPERTY CORNER AS NOTED
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING FENCE
- PROPERTY BOUNDARY
- PROPERTY LINES
- PROPERTY EASEMENT
- PROPOSED DOLOMITE SURFACING OR SIMILAR
- EXISTING CONTOURS
- PROPOSED CONTOURS



MAHegge Development Plan



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	