Lindberg Addition

Final Plat

Planning Commission Meeting July 11, 2024

PO Box 789

Applicants: William "Tuna" Lindberg

Agent: Aaron Money, Land Survey Professionals

Summary: The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

Legal Description: All of Lots 7 & 8 and portions of Lots 9, 10 & 11, Lock 29, Addition No. 1 to Mountain View Suburb

Location: The property is located on the north side of Yellowstone Highway, at the intersection with N. 3rd Avenue.

Current Zoning:	EI (Established Industrial) *no change of zoning is requested or required.
Existing Land Use:	There is an existing structure on existing Lot 8, Block 29.
E	Torth:Various commercial & industrial uses (EB)Duth:Various commercial & industrial uses (EI & EB)ast:Various commercial & industrial uses (EB)Vest:Various commercial & industrial uses (EI)

Planning Considerations:

- Provide a 5' general utility easement on the exterior boundary of the subdivision. 1.
 - a. There is a Black Hills Energy gas line running along the northern and eastern property boundary. Verify there is not an existing instrument number that should be referenced and shown.
- 2. Remove the existing features shown on the plat face (existing building, existing fence) and submit a separate site plan showing existing structures and infrastructure.

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

Case Number: 24.05 FSP

City Council Meeting



- 3. Remove the "lot lines to be vacated" and the to be vacated lot & block descriptions from the plat face.
- 4. The record owner is Tuna Lindberg Center, LLC.
 - a. Revise the signature and notary statement in the dedication to reflect the record owner name and title of William Lindberg in his capacity as signer.
 - b. Provide LLC documents showing William Lindberg is authorized to sign on behalf of the LLC.
- 5. Revised the Certificate of Dedication to state:

"The owner and proprietor 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, over along and across the areas delineated as utility easement as shown on this plat. All streets as shown hereon have been previously dedicated to the use of the public."

- 6. Survey Reviews:
 - a. Add elevation, convergence angle and combined factor to at least the POB coordinates.
 - b. Add APC to an additional corner. It is preferred to have two SPC's on two of the parcel corners.
 - c. Add the record distances where applicable; there appear to be five (R) distances missing.
 - d. Correct the street names on the vicinity map
 - i. Should be N. 3rd Ave. on the west and N. 2nd Ave. on the east side and N. 4th Ave instead of 5th.
 - ii. Remove the W. directional on the Lafayette and Cleveland St. labels.
- 7. Cosmetic changes to the plat:
 - a. Remove the zoning designation from the NOTES on the plat face.
 - b. Label the adjacent subdivision similar to the others (Lot 15, Block 29, Mountain View Suburb).

Staff Recommendation:

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

Planning Commission Recommendation:

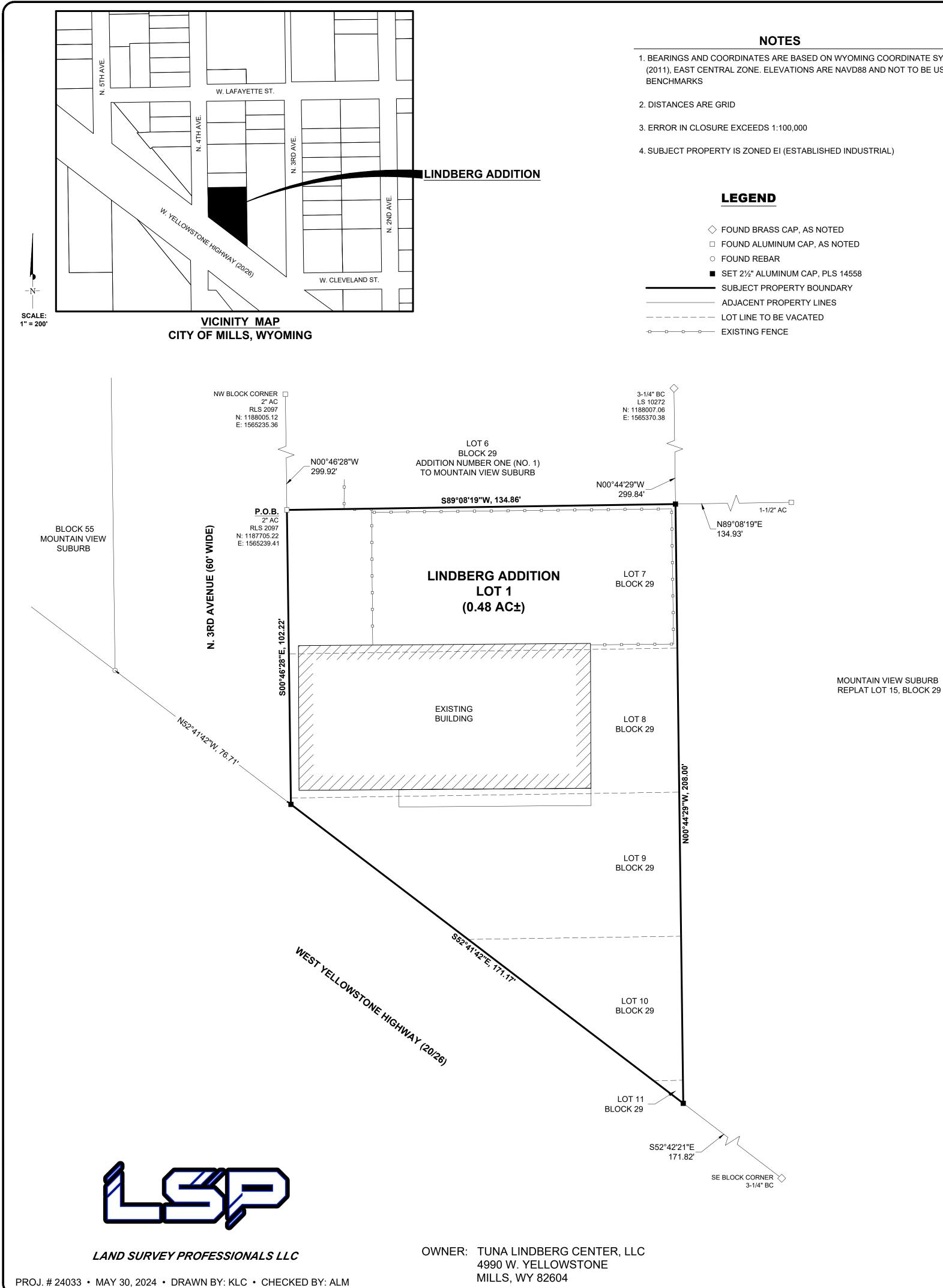
City Council Decision:

APPLICATION FOR PLAT/REPLAT Pursuant to the City of Mills Zoning Ordinance		
City of Mills, Wyoming 704 4 th Street (Physical Address) P.O. Box 789 (Mailing Address) Mills, Wyoming 82644 PLEASE PRINT	Date: Return by: (Submittal Deadline)	
SINGLE POINT OF CONTACT:		
APPLICANT/PROPERTY OWNER(S) INFORMATION: Print Owner Name:	AGENT INFORMATION: Print Agent Name: Agent Mailing Address:	
City, State, Zip: <u>CASPER WY \$3604</u> Owner Phone: <u>307-216-0029</u>	City, State, Zip:	
Applicant Email: tunalin 59@ yAHOD.com	Agent Email:	
PROPERTY INFORMATION: Subject property legal description (attach separate page if long legal):	Adult Dayhab facility se within 300 feet:	
RIGHT-OF-WAY / EASEMENT INFORMATION: Right-of-Way / Easement Location:		
(Example: along west pro	perty line, running north & south)	
Width of Existing Right-of-Way / Easement: Please indicate the purpose for which the Right-of-Way / Easemer		
SIGNATURE(S): The following owner's signature signifies that all information or owner's knowledge; and that the owner has thoroughly read and under addition to the owner's signature(s), if an agent of the owner is also to this application, please have the agent sign below.]	stands all application information and requirements. [In	

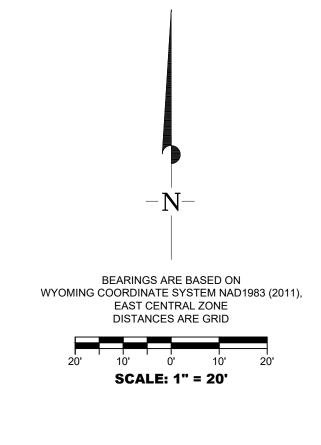
City of Mills Rev. 12/2015

Application for Plat/Replat

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- 1. BEARINGS AND COORDINATES ARE BASED ON WYOMING COORDINATE SYSTEM NAD1983 (2011), EAST CENTRAL ZONE. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS



THE UNDERSIGNED, WILLIAM LINDBERG, OWNER OF TUNA LINDBERG CENTER LLC, HEREBY CERTIFIES THAT HE IS THE OWNER AND PROPRIETOR OF THE FOREGOING VACATION AND REPLAT OF ALL OF LOTS 7 AND 8 AND PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN NE1/4SW1/4 OF SECTION 1, T.33N., R.80 FOLLOWS:

BEGINNING AT THE NORTHWEST CORN DESCRIBED, BEING MONUMENTED BY A BEARS N00°46'28"W, 299.92 FEET;

THENCE S00°46'28"E, 102.22 FEET ALON INTERSECTION WITH THE NORTHEASTE A 2-1/2" ALUMINUM CAP, STAMPED PLS

THENCE S52°41'42"E, 171.17 FEET ALON BEING DESCRIBED, TO THE SOUTHEAS OF SAID BLOCK 29, BEARS S52°42'21"E,

THENCE N00°44'29"W, 208.00 FEET ALON PLS 14558;

THENCE S89°08'19"W, 134.86 FEET ALON BEING DESCRIBED TO THE POINT OF BE

THE ABOVE DESCRIBED TRACT OF LAN

THE VACATION AND REPLAT OF THE FC NAME OF SAID VACATION AND REPLAT RIGHTS GRANTED UNDER AND BY VIRT

EXECUTED THIS_____ DAY OF_____

BY: ____ WILLIAM LINDBERG

STATE OF WYOMING) SS COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS A

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF 1

MAYOR

INSPECTED AND APPROVED ON THIS _

CITY ENGINEER

CERTIFICATE OF SUF

STATE OF WYOMING))SS COUNTY OF NATRONA)

I, **AARON L. MONEY,** A PROFESSIONAL I THAT THIS PLAT WAS MADE FROM NOT DIRECT SUPERVISION DURING THE MOI KNOWLEDGE AND BELIEF, CORRECTLY



AC DEEDS BE

AFFIX	RECORDING	LABEL	HERE

VACATION AND REPLAT DEDICATION

S 9, 10 AND 11, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW S DW., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING. SAID VACATION			
NER OF SAID LOT 7, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN V A 2" ALUMINUM CAP, STAMPED RLS 2097, FROM WHICH A 2" ALUMINUM CAP, S			
NG THE LINE COMMON TO THE EASTERLY RIGHT-OF-WAY OF N. 3RD AVENUE A ERLY RIGHT-OF-WAY LINE OF W. YELLOWSTONE HIGHWAY (20/26) , BEING THE \$ 14558;			
NG THE LINE COMMON TO NORTHEASTERLY RIGHT-OF-WAY LINE OF W. YELLC ST CORNER THEREOF, MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED PL , 171.82 FEET;	· · · · ·		
ING THE EASTERLY LINE OF THE TRACT OF LAND BEING DESCRIBED TO THE N	IORTHEAST CORNER THEREOF, MON	IUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED	
ING THE LINE COMMON TO LOTS 6 & 7, BLOCK 29, ADDITION NUMBER ONE (NO. BEGINNING	. 1) TO MOUNTAIN VIEW SUBURB ANI) THE NORTHERLY LINE OF THE TRACT OF LAND	
ND CONTAINS 0.48 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF	WAYS, EASEMENTS, RESERVATION	IS, AND ENCUMBRANCES OF RECORD.	
OREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDA SHALL BE KNOWN AS "LINDBERG ADDITION" TO THE CITY OF MILLS, WYOMIN TUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.			
, 2024.			
ACKNOWLEDGED BEFORE ME THIS DAY OF	, 2024, BY WILLIAM L	INDBERG WITNESS MY HAND AND OFFICIAL SEAL	
MY COMMISSION EXPIRES			
THE CITY OF MILLS, WYOMING BY RESOLUTION NO, DULY PASSED	, ADOPTED, AND APPROVED ON THIS	S DAY OF, 2024.	
Attest: CITY CLERK			
DAY OF, 2024.			
RVEYOR	STATE OF WYOMING))SS COUNTY OF NATRONA)		
			Y OF
LAND SURVEYOR, WYOMING LICENSE NO. 14558, DO HEREBY CERTIFY TES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY ONTH OF MAY, 2024, AND THAT THIS PLAT, TO THE BEST OF MY	, 20, 20	124, BY AARON L. MONEY, PLS.	
Y AND ACCURATELY REPRESENTS SAID SAID.			
Land Survey	NOTARY PUBLIC	MY COMMISSION EXPIRES	
VING			
FINAL PL	.AT OF		
"LINDBERG	ADDITIO	N''	
TO THE CITY OF M		G	
A VACATION AND REPLAT OF	ALL OF LOTS 7	AND 8 AND	
PORTIONS OF LOTS 9, 1	•	•	
ADDITION NUMBER ONE (NO. 1)			
AN ADDITION TO THE CIT CORDING TO THE PLAT THERE			
S ON PAGE 424 OF THE NATRO	•		
EING A PORTION OF THE NE1/4S	·		
6th PRINCIPAL MERIDIAN, NAT	RONA COUNT	Y, WYOMING	

Lindberg Addition – Final Resubdivision Plat



Mills, DBMills, PLI: Public Land InstitutionsMills, DI: Developing IndustrialMills, PUD: Planned Urban DevelopmentMills, DMH: Developing Mobile HomeMills, MSR: Mixed Sized ResidentialMills, DR: Developing ResidentialMills, MU: Mixed UseMills, EB: Established BuisnessMills, UA: Urban AgricultureMills, EI: Established IndustrialMills, UR: Urban Agriculture Residential	Mills Zoning Districts	Mills, ER: Established Residential
	Mills, DI: Developing Industrial Mills, DMH: Developing Mobile Home Mills, DR: Developing Residential Mills, EB: Established Buisness	Mills, PLI: Public Land Institutions Mills, PUD: Planned Urban Development Mills, MSR: Mixed Sized Residential Mills, MU: Mixed Use Mills, UA: Urban Agriculture

File No.: 4511-4104603 (KB)

WARRANTY DEED

Green Family, LLC, a Wyoming close limited liability company, grantor(s) of Natrona County, State of WY, 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

Tuna Lindberg Center LLC, a Wyoming limited liability company, grantee(s),

whose address is: 4990 West Yellowstone Highway, Mills, WY 82644 of Natrona County and State of WY, the following described real estate, situate in Natrona County and State of Wyoming, to

Hereby releasing and waiving all rights under and by virtue of the nomestead exemption laws of the State of Wyoming.

14 day of November _____20_23 Witness my/our hand(s) this _____

Green Family, LLC, a Wyoming limited liability company

RV

Name: Thomas H Green Title: Managing Member

State of	Wyoming))ss.
County of	Natrona)

KREETA BOWER NOTARY PUBLIC STATE OF WYOMING

COMMISSION ID NUMBER 163401 Y COMMISSION EXPIRES OCTOVER 29, 2027

County of Natrona

Noveml dav of

This instrument was acknowledged before me on this _ 20.23 by Thomas H Green, the Managing Member of Green Family/LLC.

Notary Public

My commission expires:

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First American

EXHIBIT A

The Land referred to herein below is situated in the of , County of Natrona, State of Wyoming, and is described as follows:

ALL OF LOTS 7 AND 8, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424

AND

PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424, LYING NORTHEAST OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF PRESENTLY EXISTING U.S. HIGHWAY NOS. 20 AND 26