

Sullivan No. 2

Final Plat

Planning Commission Meeting
June 6, 2024

City Council Meeting

Applicants: Joseph Sullivan

Case Number: 24.04 FSP

Agent: Paul Svenson, WLC Engineering

Summary: The applicant is proposing to resubdivide approximately 1.91-acres into two (2) lots, one .95-acres in size and the other being .96-acres in size.

Legal Description: Lots 1-2, Block 19, Mountain View Suburb, Tract 1, Sullivan Simple Subdivision and a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 1, T33N, R80W

Location: The property is located at end of Mountain View Drive, with frontage on Ford St.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There is an existing shop building on proposed Lot 2.

Adjacent Land Use: North: Unplatted parcel (EI)
South: Mountain View Suburb (DR)
East: Mountain View Suburb (ER)
West: Mountain View Suburb (ER)

Planning Considerations:

1. Each proposed lot will need to have its own water and sewer service. Old/additional services shall be abandoned.
2. Cosmetic changes to the plat:
 - a. Remove the existing building shown on proposed Lot 2.
 - b. Gray out the labels of adjacent parcels and subdivision labels
3. Survey Reviews:
 - a. Verify the sectional designation in the first paragraph of the Dedication with the designation listed in the plat title.

- b. Remove the easement line running through the distances on the north line of Lots 1 & 2.
 - c. Verify the symbol near the west end of the property under the bearing $N38^{\circ}03'26''W$ that is not in the legend.
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and recommends 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: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Owner Mailing Address: _____
City, State, Zip: _____
Owner Phone: _____
Applicant Email: _____

AGENT INFORMATION:

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

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): _____
Physical address of subject property if available: _____
Size of lot(s) _____ sq. ft/acres:
Current zoning: _____ Current use: _____
Intended use of the property: _____
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: _____
(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:

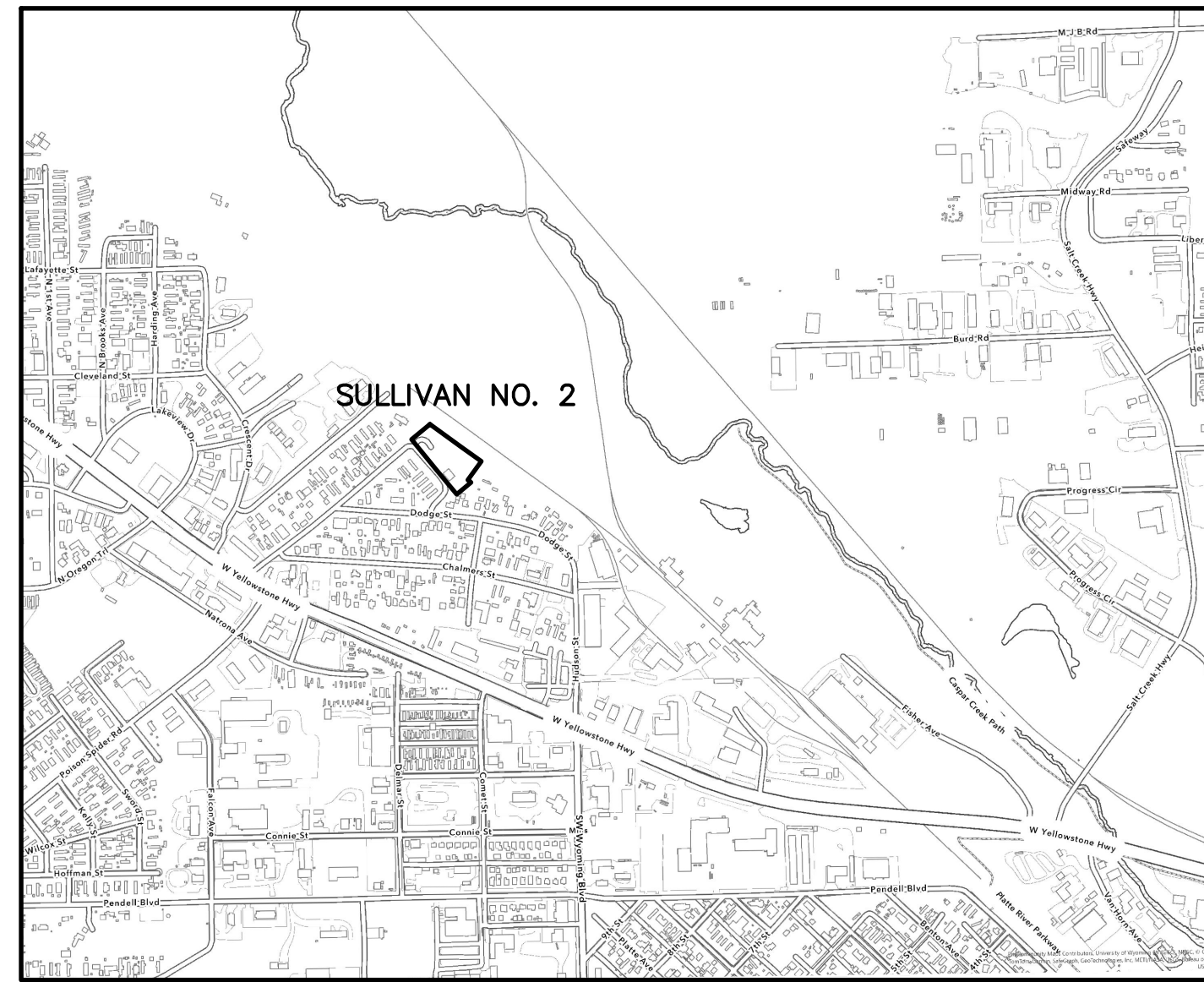
OWNER Signature Joseph J. Sullivan

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.**

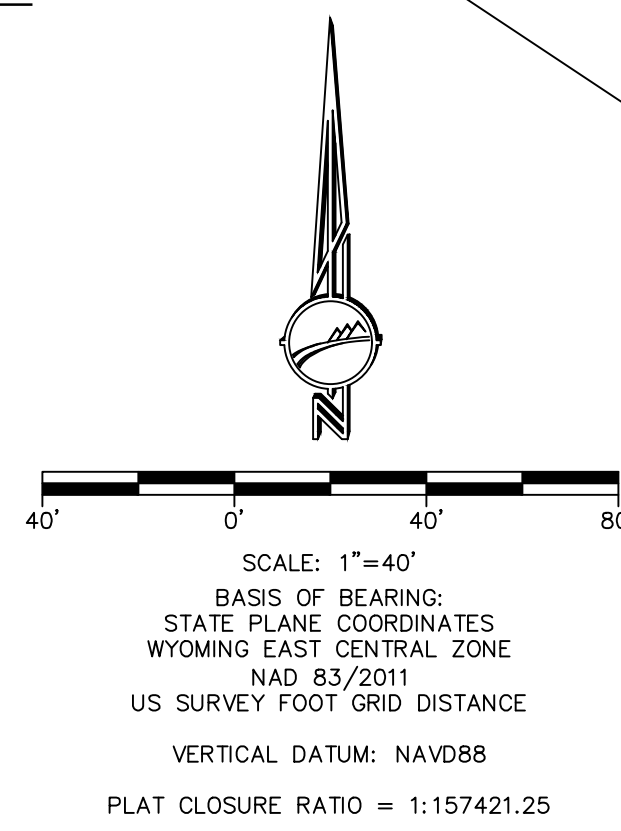
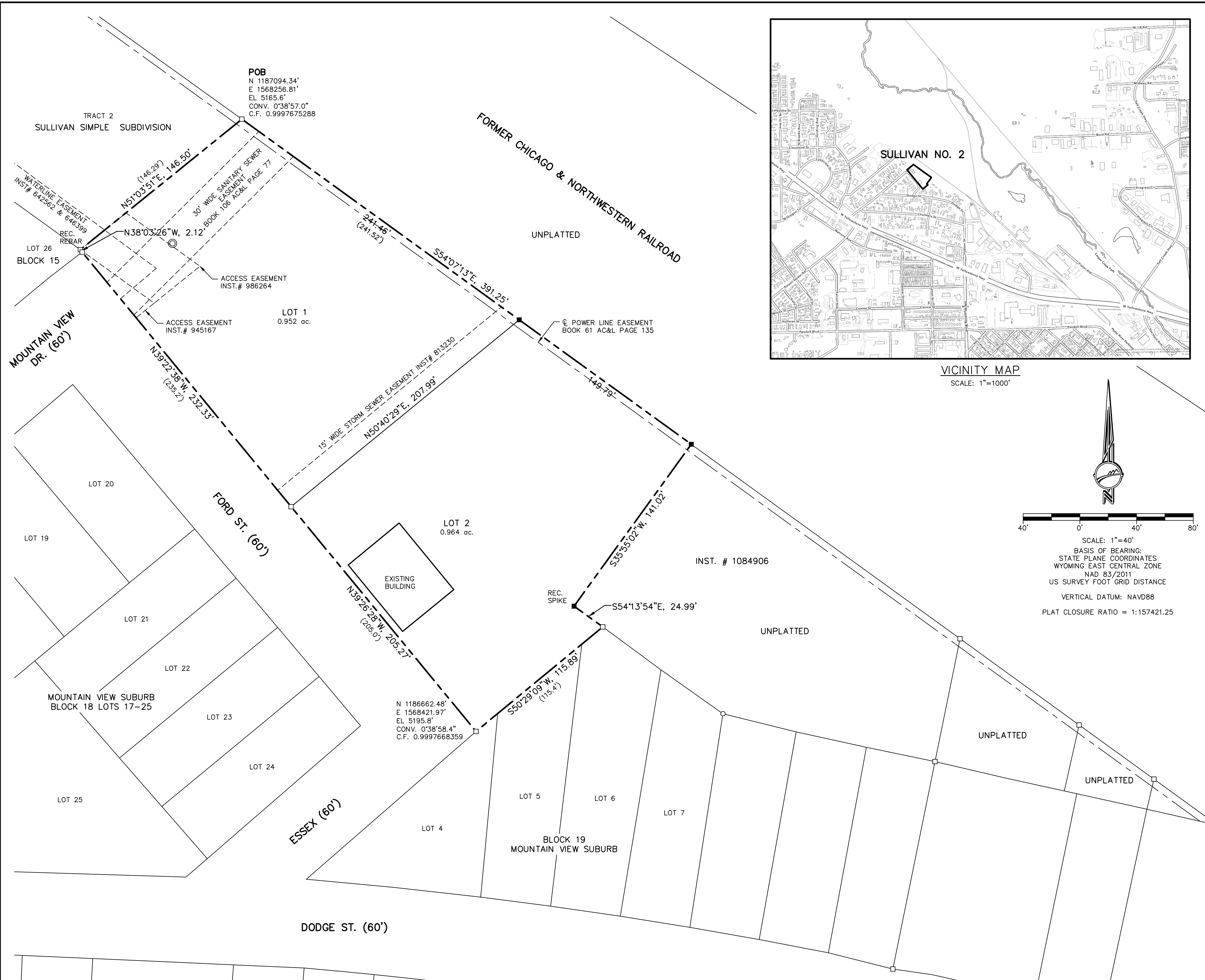
For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____



VICINITY MAP
SCALE: 1"=1000'

PLAT OF
"SULLIVAN NO. 2"
 TO THE CITY OF MILLS, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE NE1/4SE1/4, SE1/4SE1/4, SECTION 1
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF LOTS 1-3,
 BLOCK 19, MOUNTAIN VIEW SUBURB AND TRACT
 1, SULLIVAN SIMPLE SUBDIVISION AND A PORTION
 OF THE NE1/4SE1/4, SE1/4SE1/4, SECTION 1
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING



DEDICATION STATEMENT

Joseph S. Sullivan does hereby certify that he is the owner and proprietor of the foregoing vacation and replat of Lots 1-3 Block 19, Mountain View Suburb, and Tract 1, Sullivan Simple Subdivision, and a portion of the N1/2SE1/4 & SW1/4SE1/4, Section 1, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most northerly corner of the Parcel being described and the most easterly corner of Tract 2, Sullivan Simple Subdivision and a point in the southerly right of way line of the former Chicago & Northwestern Railroad; thence from said Point of Beginning and along the northeasterly line of said Parcel, and the southerly right of way line of said former Chicago & Northwestern Railroad, S54°07'13"E, 391.25 feet to the most easterly corner of said Parcel and the most northerly corner of the Parcel described in Inst.# 1084906; thence along the southeasterly line of said Parcel and the northwesterly line of said Parcel described in Inst.# 1084906, S35°55'02"W, 141.02 feet to the most westerly corner of said Parcel described in Inst.# 1084906; thence along the southwesterly line of said Parcel described in Inst.# 1084906; S54°13'54"E, 24.99 feet to the most northerly corner of Lot 6, Block 19, Mountain View Suburb; thence along the northwesterly line of Lots 4, 5 and said Lot 6, Block 19, Mountain View Suburb, S50°29'09"W, 115.89 feet to the most southerly corner of said Parcel and a point in, and an intersection with the northeasterly right of way line of Ford Street; thence along the southwesterly line of said Parcel and the northeasterly right of way line of said Ford Street, N39°26'28"W, 205.27 feet to a point; thence, N39°22'38"W, 232.33 feet to the most easterly corner of Lot 26, Block 15, Mountain View Suburb; thence continuing along the southwesterly line of said Parcel and the northeasterly line of said Lot 26, Block 15, Mountain View Suburb, N38°03'26"W, 2.12 feet to the most westerly corner of said Parcel and the most southerly corner of said Tract 2, Sullivan Simple Subdivision; thence along the northwesterly line of said Parcel and the southeasterly line of said Tract 2, Sullivan Simple Subdivision, N51°03'51"E, 146.50 feet to said Point of Beginning and containing 1.916 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "SULLIVAN NO. 2" to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

JOSEPH S. SULLIVAN
 4402 MOUNTAIN VIEW DRIVE
 MILLS, WY 82604

JOSEPH S. SULLIVAN

JOSEPH S. SULLIVAN, OWNER

STATE OF WYOMING)
 COUNTY OF NATRONA)SS

The foregoing instrument was acknowledged before me by Joseph S. Sullivan this _____ day of _____, 20__.

Witness my hand and official seal.

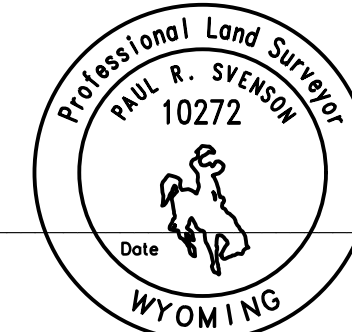
My commission expires: _____ NOTARY PUBLIC

LEGEND

- SET ALUM. CAP
- RECOVERED BRASS CAP
- RECOVERED ALUM. CAP OR AS NOTED
- (0.00') RECORD
- N0°00'00"W, 0.00' MEASURED
- PARCEL BOUNDARY
- - - EASEMENT

SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of December, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



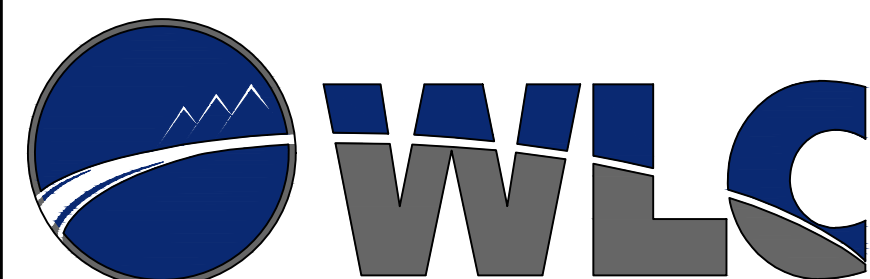
APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved this _____ day of _____, 20__.

Attest: _____ Attest: _____
 City Clerk Mayor

Inspected and approved this this _____ day of _____, 20__.

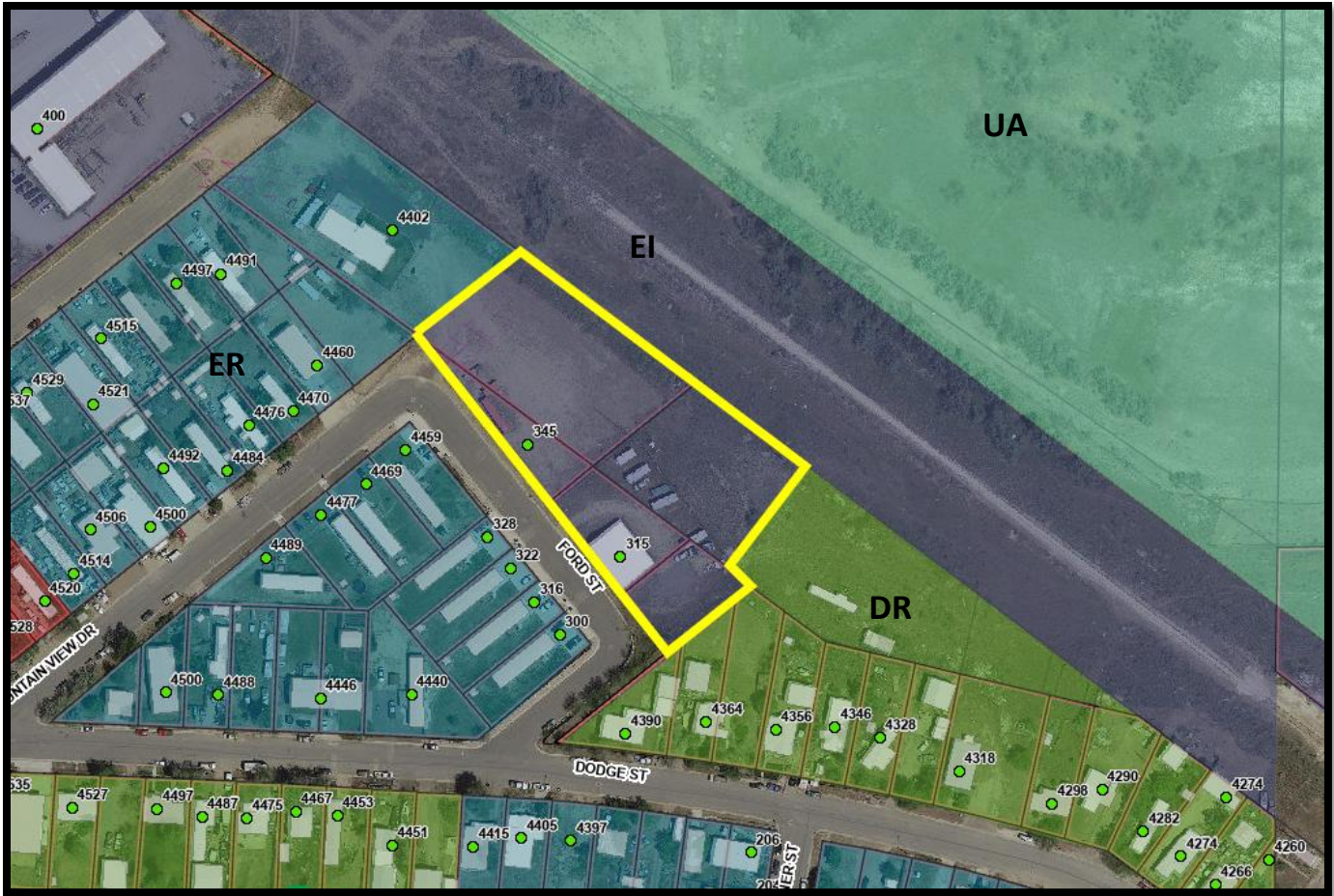
City Engineer



ENGINEERING SURVEYING
 200 PRONGHORN, CASPER, WY. 82601
 W.O. NO. 17852 DATE: 04-18-24 FILE NAME: SULLIVAN

N:\CLIENTS\WY\SULLIVAN\17852-DEED\SULLIVAN-FORREST-REPLAT-SURVEY\DWG\SULLIVAN.DWG, DRAWN BY: JWP

Sullivan No. 2 – Final Resubdivision Plat



| Mills Zoning Districts | | | |
|---|------------------------------------|---|--|
|  | Mills, DB |  | Mills, ER: Established Residential |
|  | Mills, DI: Developing Industrial |  | Mills, PLI: Public Land Institutions |
|  | Mills, DMH: Developing Mobile Home |  | Mills, PUD: Planned Urban Development |
|  | Mills, DR: Developing Residential |  | Mills, MSR: Mixed Sized Residential |
|  | Mills, EB: Established Business |  | Mills, MU: Mixed Use |
|  | Mills, EI: Established Industrial |  | Mills, UA: Urban Agriculture |
| | |  | Mills, UR: Urban Agriculture Residential |

WARRANTY DEED

DALE A. STOREY AND BILLYE L. STOREY, CO-TRUSTEES OF THE DALE A. STOREY LIVING TRUST, DATED AUGUST 30, 1990 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

JOSEPH S. SULLIVAN grantee(s),

whose address is:

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

PARCEL I:

LOT 1, BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING.

PARCEL II:

A PARCEL LOCATED IN AND BEING A PORTION OF THE E½SE¼ SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, AND ALSO BEING A PORTION OF THAT CERTAIN STRIP IDENTIFIED AS "RESERVED" BY THE RECORDED PLAT OF MOUNTAIN VIEW SUBURB, BLOCKS 38 TO 47, INCLUSIVE AND PART OF BLOCK 15, A SUBDIVISION OF PORTIONS OF SAID SECTION 1; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH MARKS THE MOST NORTHERLY CORNER OF BLOCK 15, OF SAID MOUNTAIN VIEW SUBURB AND THE MOST WESTERLY CORNER OF THE PARCEL BEING DESCRIBED; THENCE N. 51°08' E., 146.37 FEET ACROSS SAID RESERVED STRIP TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAIL WAY COMPANY AS SET FORTH BY SAID SUBURB PLAT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF THE PARCEL BEING DESCRIBED, S. 53°24' E., 521.29 FEET TO A POINT AND MOST EASTERLY CORNER OF SAID PARCEL; THENCE S. 51°14' W., 146.37 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND ACROSS SAID RESERVED STRIP TO A POINT AND MOST EASTERLY CORNER OF LOT 1, BLOCK 19, IN SAID MOUNTAIN VIEW SUBURB; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STRIP AND THE PARCEL BEING DESCRIBED AND THE NORTHEASTERLY LINE OF SAID BLOCK 19 AND BLOCK 15 OF SAID SUBURB, N. 53°25' W., 520.87 FEET TO THE POINT OF BEGINNING.

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

Witness my/our hand(s) this 3 day of December, 20 12.

THE DALE A. STOREY LIVING TRUST DATED AUGUST 30, 1990

BY: [Signature]
DALE A. STOREY, CO-TRUSTEE

BY: [Signature]
BILLYE L. STOREY, CO-TRUSTEE

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: CR
Dec 3, 2012 10:49:26 AM
Pages: 1 Fee: \$8.00
AMERICAN TITLE AGENCY



State of Wyoming)
County of Natrona)ss.

The foregoing instrument was acknowledged before me by DALE A. STOREY AND BILLYE L. STOREY, CO-TRUSTEES OF THE DALE A. STOREY LIVING TRUST, DATED AUGUST 30, 1990. this 3 day of December, 20 12.
Witness my hand and official seal.

My commission expires: _____



[Signature]
Notarial Officer



1147945

File No.: 4511-4116268 (JD)

WARRANTY DEED

Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020, 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

Joseph S. Sullivan, grantee(s),

whose address is: **4402 Mountain View Drive, Casper, WY 82604** of **Natrona** County and State of **WY**, the following described real estate, situate in **Natrona** County and State of **Wyoming**, to wit:

PARCEL I:
LOTS 2 AND 3, BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING
ACCORDING TO THE PLAT RECORDED JULY 26, 1923, IN BOOK 39 OF DEEDS, PAGE 544

PARCEL II:
A TRACT OF LAND IN THE E½SE¼, SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHEASTERLY CORNER IN LOT 3 IN BLOCK 19, MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WYOMING, RUNNING N.53°25'W., 25 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE N.36°35'E., 141.76 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY OF THE C & NW RAILROAD; THENCE N.53°25'W., 150.57 FEET ALONG SAID C & NW RIGHT OF WAY TO A POINT; THENCE S.51°14'W., 146.37 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BLOCK 19, SAID POINT BEING THE NORTHERLY CORNER COMMON TO LOTS 1 AND 2 OF SAID BLOCK 19; THENCE S.53°25'E., 187.59 FEET ALONG THE NORTHERLY LINE OF LOTS 2 AND 3, IN BLOCK 19, TO THE POINT OF BEGINNING.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

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

Witness my/our hand(s) this 17th day of November, 2023.

Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020

Flora Elizabeth Kuehnel, Trustee
Flora Elizabeth Kuehnel, Trustee

State of **Wyoming**

County of **Natrona**

This instrument was acknowledged before me on this 17th day of November, 2023, by **Flora Elizabeth Kuehnel, Trustee of the James and Nancy Ellison Family Trust, dated July 31, 2020.**

[Signature]

Notary Public

My commission expires: April 16, 2028

