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TOWN OF MILLS - AHC ADDITION
ANNEXATION AGREEMENT

NATRONA CO. CLERK WY
MARY ANN COLLINS
RECORDED 7/1

2002 SEP 4 PM 1 29

THIS AGREEMENT, made and entered into on this 9th Day of August, 2002,
by and between the Town of Mills, hereinafter referred to as Town, and AHC Investments, LLC,
hereinafter designates as "owner".

WITNESSETH:

WHEREAS, owner is owner of a tract of land which comprises eight lots and twenty four
acres, in the AHC Addition to the Town of Mills, a copy of a plat that has heretofore been
approved by the Town and which approval is a simultaneous act with execution of this agreement;
and

WHEREAS, a preliminary plat has been prepared and designated a Exhibit "A" and is hereby
made a part of this agreement; and

WHEREAS, it is the mutual desire of the parties hereto to have said subdivision developed as
a part of the Town of Mills, Wyoming.

NOW, THEREFORE, the parties hereto agree as follows:

I.

OBLIGATIONS OF OWNER

Upon demand of the Town Council, the owner, at his sole cost and expense, shall do or cause
to be done the following:

1.1 Surveying:

- A. Set all subdivision corners and 1/16th corners with 2" brass caps. These caps shall be set in concrete and shall show the number of the corner, elevation of the corner, identifying initial of the surveyor or company making survey and the license number of the surveyor making the survey or certifying the survey. 1/16th corners shall be properly marked and verified as to the location, true elevation and referenced, if subject to destruction.
- B. Block and lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by 1/2" by 18" iron pin or pipe driven flush with the ground surface. Points of intersection (PI's) and points of return (POR's) of all blocks and the PT's and PC's of all curves shall be witnessed by an iron pin after construction. Block and lot corners shall be marked after initial dirt moving work has been completed so that duplicate marking of block and lot corners will not be necessary. Said markers shall be in place for final inspection by the Town upon completion of the construction of curb and gutter.
- C. All elevation data for the addition and 1/16th corners shall be submitted to the Town, in writing, after annexation.

1.2 Construction of Sidewalks, Curbs, Gutters, Streets, Water and Sewer:

- A. Bear Pen Road shall be classified as local street with 60.0' right of way, 36.0' paving width, with a minimum paving section of 4" thick asphalt over 8" thick base.
- B. Owner shall install eight inch water in Bear Pen from Poison Spider to the south end of the subdivision, with hydrants approved by the Town at locations approved by the Town. Owner shall install eight inch sewer in Bear Pen to serve Lots 3 and 4 in Block 1 and Lots 3 and 4 Block 2, and eight inch sewer along the south line of Lots 1 and 2, in Block 1 and 2 and connect these mains to tie sewer into Sixth Avenue across Lot 6, Block 9, in the Evergreen Park Addition, previously purchased by owner.
- C. Owner shall have water and sewer improvements designed and certified by a professional engineer and submit the design to the Wyoming Department of Environmental Quality for approval prior to submitting them to Mills.
- D. The owner shall certify that the water and sewer mains, hydrants, streets, curbs and gutters dedicated to the public have been constructed in accordance with all Town Ordinances and this agreement. Owner shall maintain the same for a period of one year from the date of certificate at which time the Town shall accept the construction thereof, in writing, and thereafter maintain said streets dedicated to the public.
- E. Streets, curbs and gutters shall be constructed in accordance with the specifications set forth in the Standard Plan Details of the Town.

1.3 Drainage:

The owner shall provide the Town with a complete grading plan along with a computation of runoff and how the owner proposes to control said runoff. The plans shall be submitted to the Town prior to the issuance of building permits. In addition, the owner shall provide the Town with an erosion control plan where outfall flows to un-subdivided areas.

1.4 Storm Sewer Requirements:

- A. All storm sewer lines, trunk lines, laterals, catchbasins and manholes shall be designed and installed to the design criteria established by the Town.
- B. All public water lines, mains, sanitary sewer lines, manholes, valley gutters and storm sewers, as shown on Exhibit "A" and specified herein, shall be installed in accordance with the design and construction requirements established by the Town.
- C. The owner shall certify, in writing, that the storm sewer and sanitary systems and manholes have been constructed in accordance with the specifications of the Town. The owner shall maintain storm sewer until it has been accepted by the Town, in writing, not to exceed one (1) year after the date of the certificate of compliance.

1.5 Construction Sequence:

Main water lines, sewer lines, storm sewers, sidewalks, curbs, gutters and streets shall be constructed in an orderly sequence as the addition is developed and built upon, weather conditions permitting, so that there will be no gaps left in street paving, sidewalks, curbs, gutters and other off-site improvements.

Streets shall not be paved until all water lines, storm sewers, and property water and sewer services are in place and the trenches thereof properly backfilled and compacted in accordance with Town requirements.

1.6 Easements:

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Easements for utilities shall be required along all rear lot lines and side yard lot lines, where necessary.

1.7 Street Signs:

Street signs shall be erected in accordance with Section 2D-38 of the Manual of Uniform Traffic Control Devices for Streets and Highways.

1.8 Underground Utilities and Street Lights:

All utilities shall be placed underground. The owner shall work with PP&L to install 250 watt horizontal sodium vapor street lights on wood poles at the locations shown on Exhibit "A". Upon installation the Town will pay the monthly charges to PP&L for those lights.

1.9 Soils Analysis:

The owner shall provide the Town with a soils analysis, geological data and soils erosion program, along with individual test borings that may be required by the Town prior to the issuance of building permits.

1.10 Grading, Drainage and Soils Erosion:

Owner shall provide a drainage plan, grading plan and soils erosion control plan prior to any grading on the site. Owner shall also post an erosion control bond in the amount of five cents per square foot for all land to be disturbed. Said bond shall be in the name the Town such that, after determination of non compliance with the erosion control plan Mills can draw down funds from the bond and hire a contractor to complete revegetation of the site as necessary to prevent soils erosion.

1.11 Issuance of Building Permits:

Prior to the issuance of building permits by the Town, the owner shall do the following:

Complete all improvements as spelled out in lines 1.0 through 1.9.

1.12 Compliance with Town Ordinances:

The owner shall comply with all applicable Town Codes and Ordinances

II.

OBLIGATIONS OF THE TOWN

- 2.1 The Town shall furnish water and sewer to said addition under such terms and upon such conditions as have been agreed upon by the parties.
- 2.2 The Town shall zone or cause to be zoned all of the lots Developing Business, D - B.
- 2.3 The Town will assume the obligation as to the maintenance and repair of all streets, water and sewer mains and fire hydrants within said subdivision upon compliance with the terms of this agreement and acceptance of the same in writing by the Town.
- 2.4 The Town shall provide all Town services that are available to all additions to the Town.

THIS AGREEMENT shall be binding upon and shall insure to the benefit of all parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date and year first written.

Town of Mills

Robert L. Goff
Robert L Goff, Mayor

AHC Investments, LLC

Dale E. Andreen
DALE E. ANDREEN

ACKNOWLEDGMENT

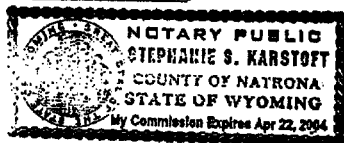
STATE OF WYOMING)
)
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Dale E. Andreen,
managing partner, AHC, a Limited Liability Corporation, this 15th day of July,
2002.

Subscribed and Sworn to this 15th day of July, 2002.

My Commission Expires:

April 22, 2002- 2004



Stephanie S. Karstoft
Notary Public

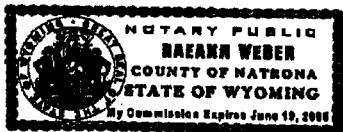
STATE OF WYOMING)
)
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Robert L. Goff, Mayor, Town of
Mills, this 9th day of August, 2002.

Subscribed and Sworn to this 9th day of August, 2002.

My Commission Expires:

June 19, 2002. 2005



Raeanne Weber
Notary Public

699593

PLAT OF
"AHC ADDITION"
TO THE TOWN OF MILLS, WYOMING
A SUBDIVISION OF A PORTION OF THE
SE1/4NE1/4, SECTION 11
TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

AHC INVESTMENTS, LLC, hereby certifies that they are the owners and proprietors of the foregoing subdivision located in and being a portion of the SE1/4NE1/4, Section 11, 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 southeasterly corner of the Parcel being described and also a point in the southerly line of said SE1/4NE1/4, Section 11 and from which point the southeasterly corner of said Parcel and the southerly line of said Parcel and N89°27'45"E., 65.00 feet; thence from said Point of Beginning and along the southerly line of said Parcel and SE1/4NE1/4, Section 11, S89°27'45"W., 1298.65 feet to the southeasterly corner of said Parcel and SE1/4NE1/4, Section 11; thence along the westerly line of said Parcel and SE1/4NE1/4, Section 11, N10°00'16"E., 705.87 feet to the northeasterly corner of said Parcel and a point in and intersection with the southerly line of 80 feet wide Spider Road; thence along the northerly line of said Parcel and the southerly line of said Parcel and N75°45'46"E., 19.48 feet to a point in the northerly line of Spider Road; thence N12°39'57"E., 76.10 feet to the northeasterly corner of said Parcel; thence S89°42'W., 15.00 feet to a point; thence S0°06'43"E., 902.87 feet to a point; thence S89°42'W., 15.00 feet to a point; thence S0°06'43"E., 902.87 feet to the Point of Beginning and containing 24.545 acres, more or less.

The subdivision of the above described Parcel as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said subdivision shall be known as "AHC ADDITION" to the Town of Mills, Wyoming; Bear Pan Road as shown hereon is hereby reserved for purposes of construction, operation and maintenance of the utility easements as shown hereon are hereby reserved for the proper development of said subdivision.

AHC INVESTMENTS, LLC
P.O. Box 11775
Mills, Wyoming 82644

Dore Anderson, Managing Member

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Dore Anderson on this 24th day of April, 2002.

Witness my hand and notarial seal.

My commission expires: _____

Notary Public

APPROVALS
APPROVED: Town Council of the Town of Mills, Wyoming this 19th day of September 2002.
Attest: *Patricia Weller*
Notary Public

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 14th day of August 2002.
Attest: *NA*
County Clerk

INSPECTED AND APPROVED on the 14th day of August 2002.
INSPECTED AND APPROVED on the 14th day of August 2002.
Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 14th day of September 2002.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA) ss

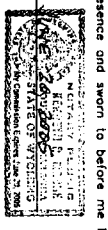
I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of February, 2002 and March, 2002 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.



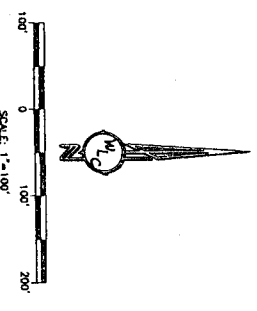
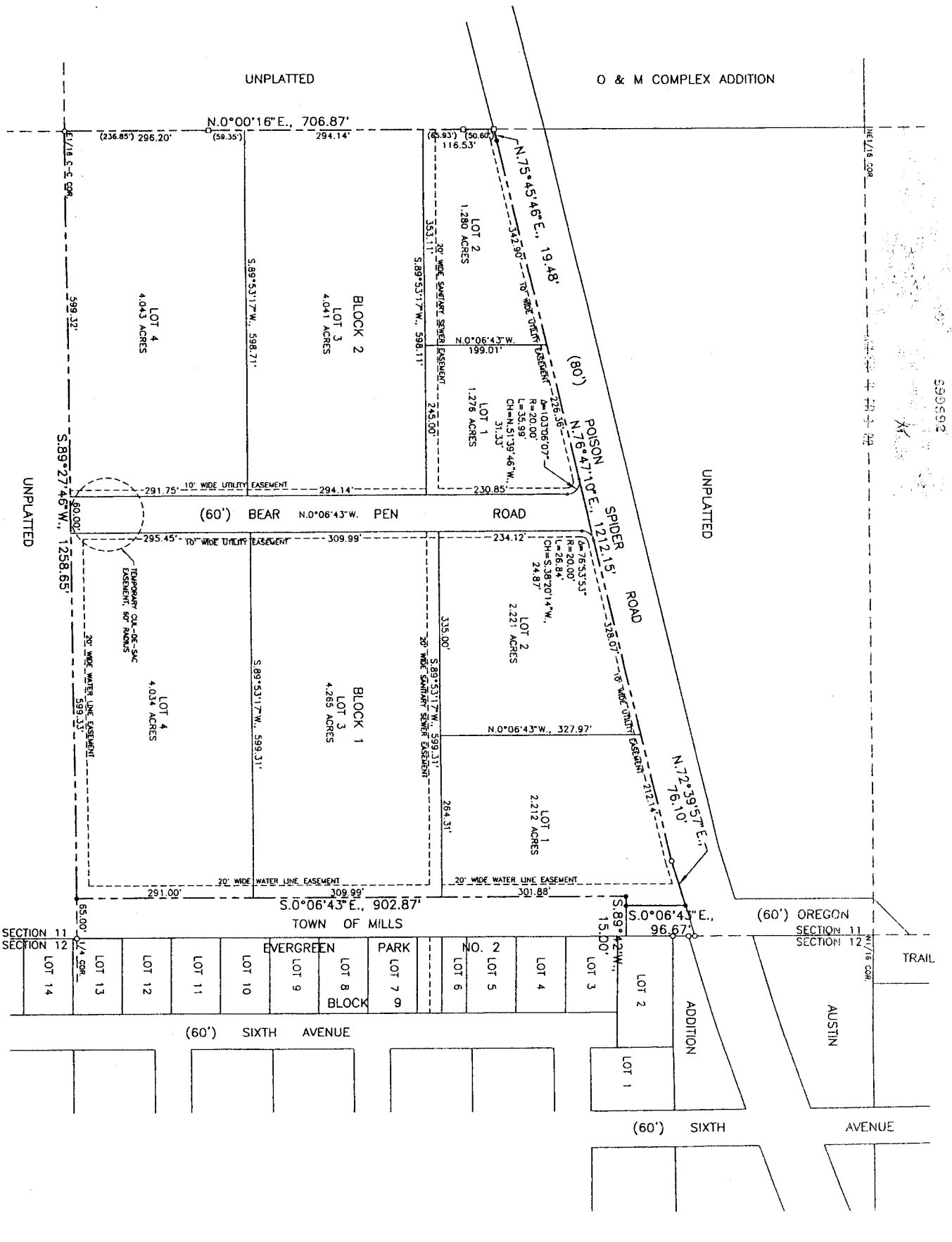
Wyoming Registration No. 8010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this day of 24th April, 2002.

My commission expires: _____



Steve M. Castle
Notary Public



LEGEND:
RECOVERED CORNER ○
RECOVERED BRASS CAP ●
SET BRASS CAP ○
SUBDIVISION BOUNDARY ---
BASIS OF BEARING: GEODETIC BASED ON GPS
PLAT CLOSURE RATIO: 1:840,743

Survey & Plat by:
WORTHINGTON, LENDART and CARPENTER, INC.
200 Promotional Center, Wyoming 82601 (307) 286-5234
WYO No. 170932 Date: 2-28-02 Lead Draw: ANCHUTAL

LOCATION & VICINITY MAP

