



-AGENDA-

CHAD EDWARDS, MAYOR

May 9, 2022

7:00 P.M.

THE TOWN OF EVANSVILLE

Council Members:

Joseph Knop

Candace Machado

Michael Scott

Dacia Edwards

Town Attorney Williams, Porter, Day & Neville

Town Engineer - WLC, Inc.

Town Clerk Janelle Underwood

Town Treasurer Lexi Erickson

Chief of Police Mike Thompson

Fire Chief Leo Malsom

P.W. Director Robert Lewallen

**The meeting will be streamed live on YouTube.**

**YouTube link <https://www.youtube.com/channel/UCB0HNSulhIk51ixwxexh55w>**

Meeting called to order

Roll call

Pledge of Allegiance

Approval of Agenda

1) Consent Agenda

A. Approval of Minutes for Regular Meeting April 25, 2022

B. Approval of Business Licenses – Alliance Electric, Greg Rothenhoefer, Hedlund Electric, and WY Signs

C. Bills for Approval

2) Dog Park Access Approach - Contractor's Estimates

3) Resolution #5-2022 – A Resolution Approving Variance to Allow Modified Setbacks – Aspen Park

4) Authorization for Mayor to Execute Easement Agreement with Mountain West Technologies

5) Executive Session – W.S.S. 16-4-405 (iii) - Litigation

6) Public Comments

7) Adjournment

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

**P.O. DRAWER 158, EVANSVILLE, WYOMING 82636-0158**

**(307) 234-6530 • FAX: (307) 266-5109**

**www.townofevansville.org • EMAIL: townclerk@evansvillewy.com**

## RECORD OF PROCEEDINGS

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Meeting of the Evansville Town Council, Evansville, Wyoming

April 25, 2022

The regular meeting of the Evansville Town Council of the Town of Evansville, County of Natrona, State of Wyoming, was held at 7:00 p.m. in the Council Chambers of the Town Hall.

Council Meeting Livestreamed via You Tube.

The meeting was called to order by Mayor Chad Edwards at 7:00 p.m. and upon roll call the following were present: Council Members Joseph Knop, Candace Machado, Michael Scott, and Dacia Edwards, Town Attorney Alia Scott, Chief of Police Mike Thompson, Fire Chief Leo Malsom, Public Works Director Robert Lewallen, Town Clerk Janelle Underwood, and interested citizens.

Mayor Chad Edwards led the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion was made by Michael Scott and seconded by Joe Knop to approve the agenda. Motion carried.

APPROVAL OF CONSENT AGENDA:

- A) Approval of Minutes for April 11, 2022, Regular Meeting, and April 11, 2022, Executive Session
- B) Approval of Business License – Millennium Construction
- C) Approval of Catering Permit – Butch’s Happy Days Liquor – May 28, 2022, UMF Event

Motion was made by Michael Scott and seconded by Dacia Edwards to approve the Consent Agenda. Motion carried.

DOG PARK ACCESS APPROACH CONTRACTOR’S ESTIMATE: Town Engineer Shane Porter stated that a while back the Governing Body approved funds to construct the access approach to the Dog Park. He stated that he distributed the plans to five different contractors and received estimates from two of those contractors. Engineer Porter stated that in January, he estimated that project cost to be seventeen thousand one hundred seventy-three dollars and fifty cents (\$17,173.50) and that usually his estimates are high. Mr. Porter stated that Installation and Service Company submitted a bid for twenty-five thousand eight hundred twenty-two dollars (\$25,822.00) and 71 Construction submitted a bid for twenty-nine thousand five hundred ninety-nine dollars and six cents (\$29,599.06). Engineer Porter stated this is an example of what is taking place with inflation and the cost of materials. Engineer Porter stated that the proposals have a thirty-day (30) time limit, and that he expects this cost will increase beyond the thirty (30) days.

The Governing Body reviewed the estimates and stated that they would like to see an itemized proposal from Installation and Service Company to compare them to 71 Construction and review them at the May 9, 2022, Council Meeting.

Engineer Porter stated that he could also see what kind of cost savings the Town might see if he changes the culvert from PVC to concrete.

PUBLIC HEARING – 7:05 P.M. – VARIANCE 1-2022 – REQUEST FOR ASPEN PARK, LLC: A request for a variance to allow modified setbacks and spacing requirements for accessory structures located in the Aspen Park, Interstate East Addition. Town Planner Scott Radden provided a staff report stating that Aspen Park, C.F. LLC., submitted a petition asking for a variance to allow modified setbacks and spacing requirements for accessory structures located in the Aspen Manufacture Home Park. He stated that the property has several areas where topography in the back of the lots does not allow for adequate placement of accessory buildings (storage sheds) and that it is the intent of the Aspen Park management to keep properties cleaned up and that they want their renters to keep outside items in the provided storage sheds. Town Planner Scott Radden stated that himself, Fire Chief Malsom, Mayor Edwards and Building Official Justin Smith met and discussed the setback of dry (no utilities) sheds throughout town with a five-foot (5’) setback on the same or adjacent properties. Town Planner Scott Radden stated that the Planning and Zoning Commission met on April 19, 2022, and forwarded a “do pass” recommendation to the Town Council for a variance to allow modified setbacks and spacing requirements for accessory structures located in the Aspen Park.

## RECORD OF PROCEEDINGS

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Meeting of the Evansville Town Council, Evansville, Wyoming

April 25, 2022

Mayor Chad Edwards stated that this variance request has brought forth what he believes is a problem that affects more than just the Aspens. He stated that there are other areas of Town where the ten (10') foot setback makes it difficult for a person to have a shed. He stated that Town Planner Scott Radden will be presenting to the Governing Body some proposed new setback requirements. Mayor Edwards stated that he did not believe that the variance request for the Aspens is an invalid request.

After discussion, motion was made by Michael Scott and seconded by Joe Knop to approve the variance request. Motion carried.

Mayor Edwards asked for any public comments concerning the Variance 1-2022, Aspen Park, LLC. There were no public comments.


Motion was made by Michael Scott and seconded by Joe Knop to approve Variance Request 1-2022, Aspen Park, LLC. Motion carried.

PUBLIC COMMENTS: During public comments, Candace Machado stated that the committee will be meeting on May 4, 2022, at 5:30 p.m. at the Evansville Community Center to start the planning of Evansville's 100 Year Celebration.

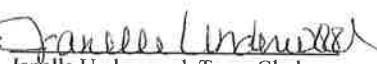
Council Member Candace Machado also stated that since Public Works has completed the Community Garden beds, she will be looking for those interested in being a Community Garden Committee member.

ADJOURNMENT: There being no further business, motion was made by Joe Knop and seconded by Dacia Edwards to adjourn at 7:20 p.m. Motion carried.

APPROVED: \_\_\_\_\_

  
Chad Edwards, Mayor

ATTESTED: \_\_\_\_\_

  
Janelle Underwood, Town Clerk

**ENGINEER'S COST ESTIMATE  
DOG PARK ACCESS APPROACH**

**January 24, 2022**

ITEM	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL COST
MOBILIZATION	LS	LUMP SUM	\$1,123.50	\$1,123.50
TOPSOIL REMOVAL	LS	LUMP SUM	\$1,000.00	\$1,000.00
IMPORTED FILL	CY	150	\$14.00	\$2,100.00
4" PLANT MIX PAVEMENT	SY	210	\$25.00	\$5,250.00
6" GRADING "W" CRUSHED BASE	SY	210	\$10.00	\$2,100.00
15" CMP CULVERT	LF	40	\$70.00	\$2,800.00
TEMPORARY TRAFFIC CONTROL	LS	LUMP SUM	\$1,500.00	\$1,500.00
STREET SIGN	EA	2	\$650.00	\$1,300.00

**TOTAL CONSTRUCTION COST= \$17,173.50**



INSTALLATION & SERVICE CO, INC.

P.O. BOX 2938  
MILLS, WY 82644

# Proposal

Date	Quote #
4/15/2022	42

Name / Address
WLC 200 PRONGHORN CASPER, WY 82601

Customer Phone

Rep	Project

Description	Qty	Total
Provide all equipment, labor, and material to provide and install, RCP culvert and F.E. Sections; Provide and install fill material, 6" of grading W Base, and 4" of 64-22 asphalt. This also includes providing and installing stop sign, seeding of disturbed areas and SWPP plan. This bid excludes any testing or permitting.		25,822.00
THIS BID IS TO PROVIDE THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE WORK ABOVE.		<b>Total</b> \$25,822.00

INSTALLATION AND SERVICE COMPANY IS NOT REponsible FOR LANDSCAPING, SPRINKLER SYSTEM, OR ANY UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.

Warranty for workmanship and materials is for one (1) year from date of acceptance of the work performed.

- Asphalt / Basecourse areas having less than 2.5% grade will not be warranted against pooling.
- Any unlocated utilities may incur additional cost
  - Does not include tap fees if any
  - No Import or export of site excess materials
- No Testing, bonds, surveying, sawcutting, removals, utility location, or Engineering included.

Terms
Net 30

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are here by accepted. You are authorized to do the work as proposed. Payment to be made as outlined above. Customer agrees to pay attorney fees, costs and, any other collection costs in event of nonpayment. We reserve the right to lien the property on which the work is being performed until bid is paid in full.

Signature \_\_\_\_\_

Date: \_\_\_\_\_

**EVANSVILLE DOG PARK APPROACH BID  
INSTALLATION AND SERVICES COMPANY INC.**

ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE
MOBILIZATION	LS	LUMP SUM	\$3,500.00	\$3,500.00
24" RCP CULVERT	LF	44	\$78.00	\$3,432.00
24" FLARED END SECTION	EA	2	\$1,000.00	\$2,000.00
FILL MATERIAL	TON	160	\$14.00	\$2,240.00
6" GRADING W BASE	SY	210	\$12.00	\$2,520.00
4" PLANT MIX PAVEMENT	SY	210	\$55.00	\$11,550.00
INSTALL STOP SIGN	EA	1	\$580.00	\$580.00

**TOTAL BASE BID = \$25,822.00**



P.O. Box 4600  
 Casper, WY 82604  
 Phone (307) 235-2922  
 Fax (307) 235-3005

JOB Dog Park Approach  
Asphalt and Culvert  
 DATE April 14, 2022 TIME \_\_\_\_\_

**PROPOSAL**

TO: NAME Town of Evanville  
 ADDRESS 235 Curtis St  
 PHONE 307-234-6530 FAX \_\_\_\_\_  
 CELL \_\_\_\_\_

As Per Plans & Specs Yes  No  Bond Included Yes  No   
 Including Addenda: Yes  No  Mobilization Included Yes  No   
 Tax Included Yes  No  Traffic Control Included Yes  No   
 Erosion Control Measures Included Yes  No  Pavement Striping Included Yes  No   
 Tap Fees Included Yes  No  Seeding Included Yes  No

**71 Construction Proposes to construct the following items on the site for the following Unit Prices:**

**Evanville Dog Park Approach**

ITEM	DESCRIPTION	UNIT	ESTIMATED QTY	UNIT PRICE	EXTENDED TOTAL
1	Mobilization	LS	1	\$3,438.14	\$3,438.14
2	F&I Culvert w/FE's	LF	44	\$147.75	\$6,501.00
3	F&I Fill Material	TON	160	\$31.29	\$5,006.40
4	F&I Grading W Base (6" thick)	TON	67	\$59.56	\$3,990.52
5	F&I Asphalt Pavement (4"thick)	SF	1,900	\$5.27	\$10,013.00
6	F&I Stop Sign	EA	1	\$650.00	\$650.00
7					\$0.00
8					\$0.00
<b>Total</b>					<b>\$29,599.06</b>

**Add 1.5% for Bond.** Monthly pay estimates on work performed with 1.5% per month interest on all past due accounts.  
 This price is firm for acceptance for: **Thirty (30) days from the date of this proposal.**  
 for performance during: **the 2022 Construction Season**

**EXCLUSIONS/NOTES:**

- 1 Costs for engineering, materials testing, and surveying are NOT included in this proposal.
- 2 Quantities for pay will be determined by measuring actual quantities installed. Payment to be by the Unit Prices shown.
- 3 Hot Mix Asphalt quoted is standard City of Casper 1/2" Mix Design with PG 64-22 oil.
- 4
- 5

**LS = Lump Sum; CY = Cubic Yard; EA = Each; LF = Lineal Foot; SY = Square Yard; SF = Square Foot; AC = Acre**  
**FA = Force Account (T&M Work); Ton = US Short Ton; Gal = US Gallon**

Bid Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
**Ian Alvstad**  
 Estimator

Bid Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Printed or Typed Name

## RESOLUTION # 5-2022

### A RESOLUTION APPROVING A VARIANCE TO ALLOW MODIFIED SETBACKS AND SPACING REQUIREMENTS FOR ACCESSORY STRUCTURES LOCATED IN THE ASPEN PARK, INTERSTATE EAST ADDITION, TOWN OF EVANSVILLE, NATRONA COUNTY, WYOMING

**WHEREAS**, the Town of Evansville is a municipal corporation under the laws of the State of Wyoming; and

**WHEREAS**, Aspen Park, C.F., LLC., the owner of the Interstate East Addition, Town of Evansville; and

**WHEREAS**, Said property is zoned Residential Mobile Home (R-4) and the owner submitted a petition for a variance to allow modified setbacks and spacing requirements for accessory structures located in the Aspen Manufacture Home Park.; and

**WHEREAS**, the "Finding of Facts" have shown that the topography, especially on the outer areas of the property, have steep slopes and is not conducive to reasonable placement of accessory storage structures.

**WHEREAS**, the manager of the park would like to o keep all debris, bikes, grills, mowers, etc. cleaned up and out of sight with use of the accessory storage buildings; and

**WHEREAS**, Town Staff have reviewed the petition and recommended a "Do Pass" for the variance to the Planning and Zoning Commission; and

**WHEREAS**, the Planning and Zoning Commission, at a meeting on 19 April 2022, forwarded a "Do Pass" for the variance to the Council, allowing for five (5) foot spacing between "dry" accessory structures on the same or adjacent lot; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Town of Evansville, under recommendation of the Planning and Zoning Commission and Town Staff, approved a variance to allow modified setbacks and spacing requirements for accessory structures located in the Aspen Park, Interstate East Addition, Town of Evansville. subject to the following conditions:

1. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.
2. The variance, if granted, allows the applicant to utilize and develop the lot, but not result in a gain in use, service or income greater to other landowners in the vicinity.
3. The variance allows for five (5) foot spacing between "dry" accessory structures on the same or adjacent lot.
4. The owner constructs the site in accordance with all local, state and federal rules and regulations.



**RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY MAJORITY VOTE OF THE GOVERNING BODY OF THE TOWN OF EVANSVILLE IN ATTENDANCE AT THE REGULARLY SCHEDULED COUNCIL MEETING OF THE ABOVE DATE.**

The Town of Evansville by:

\_\_\_\_\_  
Chad Edwards, Mayor

\_\_\_\_\_  
Michael Scott , Council

\_\_\_\_\_  
Joseph Knop, Council

\_\_\_\_\_  
Candace Machado, Council

\_\_\_\_\_  
Dacia Edwards, Council

ATTESTED BY:

\_\_\_\_\_  
Janelle Underwood, Town Clerk

## EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this/the "**Agreement**"), dated as of March 7, 2022 (the "**Effective Date**"), is entered into between Town of Evansville, Wyoming (hereinafter, the "**Grantor**"), and Mountain West Technologies Corporation, a Wyoming corporation (hereinafter, the "**Grantee**").

### WITNESSETH:

**WHEREAS**, Grantor is the fee owner of certain land commonly referred to as 235 Curtis Street, Evansville, Wyoming 82636 (herein after referred to as "**Parcel A**"), which is more specifically identified in full Legal Description attached hereto as "**Exhibit A**" and incorporated herein by reference, and the Property Location Plat attached hereto as "**Exhibit B**" and incorporated herein by reference.

**WHEREAS**, Grantee wishes to install communication services equipment including but not limited to fiberoptic cables and other associated utility services within Parcel A; and

**WHEREAS**, Grantor is willing to grant to Grantee an easement for installation, use and maintenance of fiberoptic cables and associated utility and related services over such portion of Parcel A (the "**Easement Area**"), more particularly described by a metes and bounds description and a diagrammatic sketch with a cross hatched portion indicating the Easement Area, on Exhibit A and Exhibit B, attached hereto and made a part hereof;

**NOW, THEREFORE**, for good and valuable consideration paid by Grantee to Grantor and the mutual covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant.** Grantor hereby grants and conveys to Grantee, its heirs, legal representatives, successors, and assigns, a perpetual, non-exclusive utility easement (the "**Easement**") in, under, upon, about, over, and through the Easement Area located on Parcel A, for the benefit of Grantee.
2. **Use.** Grantee may use the easement to install, use and maintain communication services equipment including but not limited to: fiberoptic cables and lines, coax cable, conduit, and junction boxes, and other appurtenant equipment which may be installed as necessary from time to time (the "**Facilities**"), with the right to reconstruct, improve, maintain, inspect, enlarge, change the voltage as well as the size of the Facilities.
3. **Improvements.** Grantee may construct improvements over, under, in, along, across, and upon the Easement Area that are reasonably related to both the purpose of the Easement and Grantee's use and enjoyment of the Easement (the "**Improvements**"). Notwithstanding the foregoing, any Improvements made over, under, in, along, across, and upon the Easement Area, shall not interfere with the Grantor's, or any other occupant's, use and enjoyment of Parcel A.
4. **Costs/Lien-Free Construction.** Grantee shall bear and promptly pay without the imposition of any lien or charge on or against all or any portion of Parcel A, all costs and expenses incurred by Grantee in connection with the construction and maintenance of the Improvements. Grantee hereby acknowledges and agrees that if any lien is filed against Parcel A as a result of the Easement or Grantee's activities in the Easement Area, Grantee shall be in default of this Agreement, and Grantor shall have the right to exercise all of its remedies pursuant to this Agreement, at law and in equity.

5. Compliance with Laws. Grantee shall construct the Improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rules, and regulations of all governing public authorities as those statutes, ordinances, rules, and regulations are amended from time to time.

6. Maintenance and Repair. In the event the surface of any portion of the Easement Area is disturbed by Grantee's exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed as of the commencement of such activity. Grantee hereby assumes the obligation, including all costs and expenses, to maintain and repair the Easement Area.

7. Reservation of Rights. All right, title, and interest in and to the Easement Area under this Agreement, which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor, provided, however, that Grantor shall not: (a) enact or maintain any buildings which may cause damage to or interfere with the Improvements to be placed within the Easement Area; or (b) develop, landscape, or beautify the Easement Area in any way which would unreasonably or materially increase the costs to Grantee of installing the Improvements or restoring the Easement Area after such installation. Grantor shall have the right to grant additional easement rights in the Easement Area, provided same shall not interfere with, or otherwise adversely affect any of Grantee's rights herein. Grantor's use and enjoyment of the Easement Area shall not interfere with, or adversely affect any of Grantee's rights herein.

8. Representations and Warranties. Grantor hereby represents and warrants to Grantee that: (a) it has the full right, power, title, and interest to make the within grant of Easement to Grantee; (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by Grantee pursuant to the terms hereof; and (c) Grantee's easement rights hereunder shall not be defeased, impaired, and adversely affected by superior title.

9. Relocation. Grantee may relocate the Easement if prior written consent is obtained from the Grantor, which consent may not be unreasonably withheld. If Grantee desires to relocate the Easement and/or Easement Area, such party shall send a request to relocate the Easement and/or Easement Area, in writing, to the other party. The non-requesting party shall respond to such request to relocate, in writing, within thirty (30) days of receiving such relocation request. If the parties agree to relocate the Easement and/or Easement Area, then this Agreement shall be amended to reflect same.

10. Grantor's Use of Property. Grantor reserves the right to use Parcel A in any manner and for any purpose that does not interfere with Grantee's Easement rights and its use of the Easement.

11. Transferability. The parties to this Agreement hereby acknowledge and agree that the easements and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors, and assigns.

12. Default and Remedies. In the event of a default by Grantor or Grantee, the non-defaulting party may seek any and all remedies permitted by law.

13. Amendment. This Agreement may not be modified, amended, or terminated except in a writing signed by each party hereto.

14. Time of the Essence. Both parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

15. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile/email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

16. Authority. Both parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

17. Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this agreement.

**GRANTOR:**

Town of Evansville

By: \_\_\_\_\_

Name: Chad Edwards

Title: Mayor

STATE OF WYOMING                    )  
  ) ss.  
COUNTY OF NATRONA                )

Subscribed, sworn to and acknowledged before me by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires: \_\_\_\_\_ Notary Public

**GRANTEE:**

Mountain West Technologies Corporation, a Wyoming Corporation

By: \_\_\_\_\_

Name: Kyle Ridgeway

Title: Vice President

STATE OF WYOMING            )  
  ) ss.  
COUNTY OF NATRONA        )

Subscribed, sworn to and acknowledged before me by Kyle Ridgeway, as authorized agent of Mountain West Technologies Corporation this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**EXHIBIT A**

**LEGAL DESCRIPTION OF EASEMENT AREA**



CASPER  
 200 PRONGHORN  
 CASPER, WY 82601  
 P: 307-266-2524

March 22, 2022  
 Page 1 of 1

Mountain West Technologies  
 123 W. 1<sup>st</sup> Street Suite C-95  
 Casper, WY 82601

W.O. No.: 17474-02

Description: (5' Wide Fiber Optic Easement, Town of Evansville)

A Parcel and Strip being 5 feet in width located in and through a portion of Commercial Area, Buena Vista Subdivision Block 1-4, being a portion of the NE1/4NW1/4(Lot 3), Section 1, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and lying 2.5 feet, parallel and perpendicular, to each side of the centerline being more particularly described as follows:

Beginning at the most southerly end of said Parcel and Strip and from which point the southeasterly corner of Lot 3, Replat of Commercial Area Buena Vista Subdivision Blocks 1-4 bears S53°28'26"E, 155.87 feet; thence from said Point of Beginning and along the centerline of said Parcel and Strip, N0°07'47"W, 48.51 feet to a point; thence, N1°05'22"W, 139.80 feet to a point in and intersection with the southerly line of 3<sup>rd</sup> Street and being the Point of Terminus and from which point the northwesterly corner of Lot 2, Replat of Commercial Area Buena Vista Subdivision Blocks 1-4 bears S89°54'22"E, 14.78 feet and said Parcel and Strip containing 0.022 acres, more or less, as set forth by the plat attached and made a part hereof. The sidelines of the above described Parcel and Strip shall be extended and/or shortened to terminate at the intersecting property and easement lines.

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



**EXHIBIT B**  
**PROPERTY LOCATION PLAT**

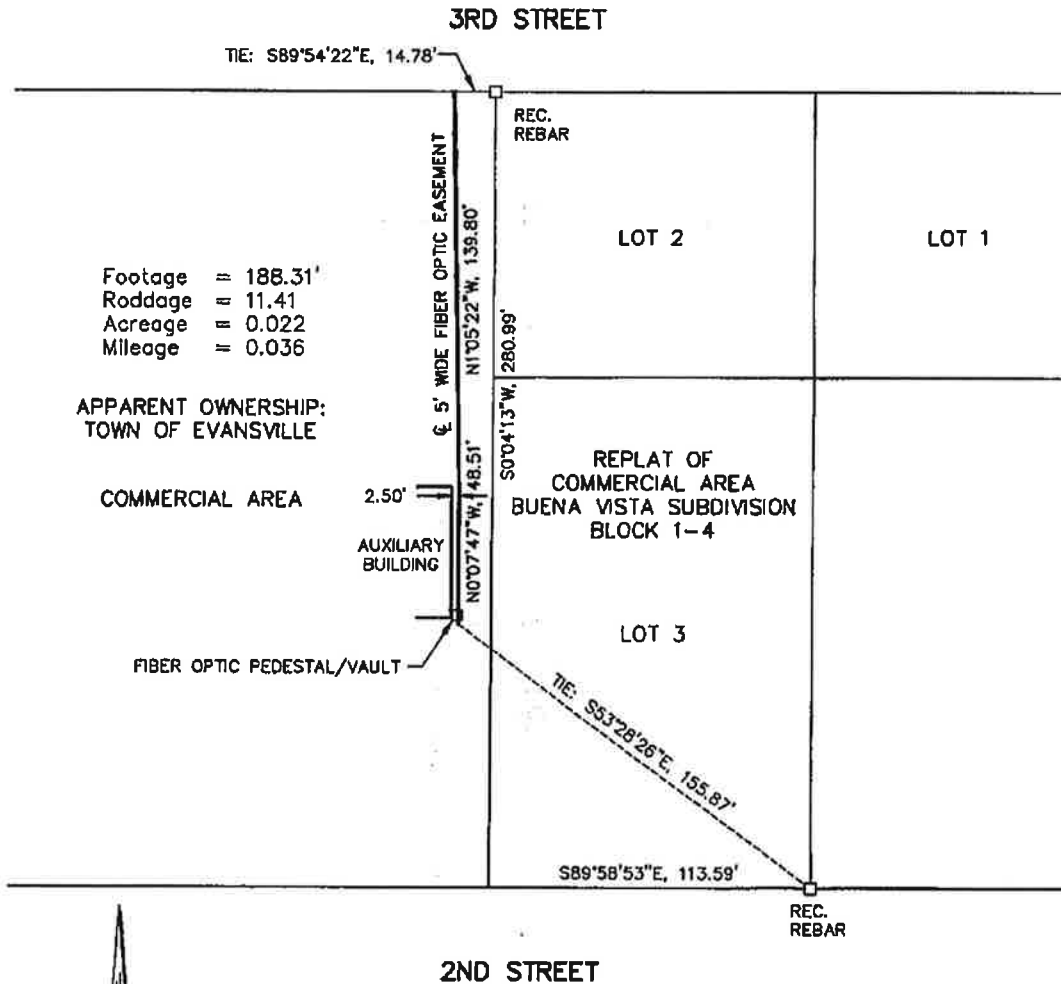


WLC ENGINEERING & SURVEYING  
 200 PRONGHORN STREET, CASPER, WYOMING 82601  
 FOR

Client MOUNTAIN WEST TECHNOLOGIES Address 123 W. 1ST STREET SUITE C-95  
 City CASPER State WYOMING Zip 82601

PROPERTY LOCATION PLAT

(LOT 3)  
NE1/4NW1/4 Section 1, T. 33 N., R. 79 W., 6th Principal Meridian, Wyoming  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision BUENA VISTA SUBDIVISION BLOCKS 1-4  
 City EVANSVILLE County NATRONA State WYOMING



SCALE: 1"=50'  
 BASIS OF BEARING:  
 GEODETIC BASED ON GPS

Date: 03-22-22  
 W.O. No. 17474-02  
 Book No. \_\_\_\_\_, Pg. \_\_\_\_\_  
 Drawn By: MPJ  
 Acad File: FO EASEMENT

N:\MISC\17474 7 MOUNTAIN WEST TECHNOLOGIES\SURVEY\DWG\FO EASEMENT.DWG

