



PLANNING &  
DEVELOPMENT  
2101 O'Neil Avenue  
Cheyenne, WY 82001  
(307) 637-6282  
[cheyennecity.org](http://cheyennecity.org)

## MEMO

To: Honorable Mayor Patrick Collins and Members of the City Council  
From: Connor White  
Subject: PUDC-26-37 Cox Ranch – Annexation  
Date: April 13, 2026

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### **Background:**

The item for consideration is an Annexation. This is approved by Ordinance.

The proposed Governing Body review schedule is as follows:

- Introduction and Referral April 13, 2026
- Public Services Committee April 20, 2026
- Second reading April 27, 2026
- Public Services Committee May 4, 2026
- Third and final reading May 4, 2026

### **Attachments:**

1. Ordinance
2. Staff Report

ORDINANCE NO. \_\_\_\_\_

ENTITLED: “AN ORDINANCE ANNEXING TO THE CITY OF CHEYENNE, WYOMING, LAND WEST OF ROUNDTOP ROAD AND ADJACENT TO HAPPY JACK ROAD.”

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:

Section 1. That the City of Cheyenne hereby finds as follows:

- (a) That the below-described real property consists of multiple parcels under separate ownership, including parcels owned by the William S. Cox Revocable Trust and a parcel owned in fee by the City of Cheyenne; that the William S. Cox Revocable Trust has petitioned the Governing Body of the City of Cheyenne for annexation of those parcels under its ownership pursuant to W.S. 15-1-403 *et seq.*; and that the City of Cheyenne, as to the parcel it owns within the same contiguous area, hereby elects to include such City-owned property within the annexation. The area to be annexed under this section is described as follows:

A Parcel Of Land Being Situated In A Portion Of Section 5, Township 13 North, Range 67 West And A Portion Of Sections 29, 30, 31 And 32, Township 14 North Range 67 West, And A Portion Of Section 36, Township 14 North, Range 68 West Of The 6th Principal Meridian, Laramie County, Wyoming more particularly described as follows:

Beginning At The North One-Quarter Corner Of Section 29; Thence Along The North Line Of Said Section 29 S89°28'08"W A Distance Of 2631.41 Feet To The Northwest Corner Of Said Section 29; Thence Along The West Line Of Said Section 29 S00°04'45"E A Distance Of 2636.72 Feet To The West One-Quarter Corner Of Said Section 29; Thence Along The East-West Center Of Section 30 S89°55'36"W A Distance Of 1320.93 Feet; Thence S00°02'43"E A Distance Of 2640.04 Feet; Thence S00°03'34"E A Distance Of 1023.70 Feet; Thence N87°27'36"W A Distance Of 3045.89 Feet; Thence S20°48'38"E A Distance Of 1433.60 Feet To A Point On The Northerly Right Of Way Of Happy Jack Road; Thence S37°42'04"W A Distance Of 120.00 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along Said Southerly Right Of Way N52°17'56"W A Distance Of 130.48 Feet To A Point On The Exterior Boundary Of The Parcels Described In Book 980, Page 168, Book 1346 Page 1023, Book 1494, Page 1770 And Book 1530, Page 302 Of The Laramie County Records; Thence Along The Exterior Boundary Of Said Parcels The Following Courses And Distances: Thence S37°49'16"W A Distance Of 107.30 Feet; Thence S61°33'28"W A Distance Of 714.52 Feet; Thence N71°59'05"W A Distance Of 652.67 Feet; Thence N71°59'19"W A Distance Of 165.27 Feet; Thence S76°38'13"W A Distance Of 792.98 Feet; Thence S13°22'07"E A Distance Of 650.03 Feet; Thence N76°39'22"E A

Distance Of 639.79 Feet; Thence S58°25'24"E A Distance Of 268.63 Feet; Thence S13°28'40"E A Distance Of 310.43 Feet; Thence N76°31'39"E A Distance Of 265.89 Feet; Thence N31°34'00"E A Distance Of 113.53 Feet; Thence N76°33'45"E A Distance Of 512.17 Feet; Thence S58°25'13"E A Distance Of 650.00 Feet; Thence N37°50'48"E A Distance Of 941.88 Feet To A Point On Said Southerly Right Of Way; Thence N37°42'04"E A Distance Of 120.00 Feet To A Point On Said Northerly Right Of Way; Thence Along Said Northerly Right Of Way Of Happy Jack Road The Following Courses And Distances: S52°17'56"E A Distance Of 3441.45 Feet; Thence N37°56'22"E A Distance Of 15.00 Feet To The Beginning Of A Non-Tangent Spiral Curve To The Left, Said Spiral Having A Chord Bearing Of S53°48'17"E, A Chord Distance Of 288.06 Feet And Central Angle Of 04°30'00", Thence Along Said Spiral 288.22 Feet To The Beginning Of A Normal Curve To The Left, Said Normal Curve Having A Radius Of 1,834.86 Feet, A Chord Bearing Of N 65°11'11" W, A Chord Distance Of 533.12 Feet And A Central Angle Of 16°42'23", Thence Along The Arc Of Said Curve A Distance Of 535.01 Feet To A Spiral Curve To The Left, Said Spiral Having A Chord Bearing Of S76°33'44"E, A Chord Distance Of 288.06 Feet And A Central Angle Of 04°30'00", Thence Along Said Spiral 288.22 Feet; Thence S78°01'35"E A Distance Of 2086.97 Feet To The Beginning Of A Curve To The Left; Said Curve Having A Radius Of 2789.79 Feet, A Chord Bearing Of S85°55'11"E, A Chord Distance Of 763.12 Feet And A Central Angle Of 15°43'19", Thence Along The Arc Of Said Curve A Distance Of 765.52 Feet; Thence Leaving Said Northerly Right Of Way S03°46'50"E A Distance Of 127.93 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along The Southerly Right Of Way Of Happy Jack Road The Following Courses And Distances: N86°46'04"E A Distance Of 387.38 Feet; Thence N65°32'16"E A Distance Of 22.49 Feet Thence N86°47'40"E A Distance Of 142.81 Feet To A Point On A Parcel Of Land Described In Book 1927, Page 1430; Thence N86°52'18"E A Distance Of 524.90 Feet; Thence N52°36'50"E A Distance Of 48.10 Feet; Thence N55°08'48"E A Distance Of 107.18 Feet; Thence N54°58'45"E A Distance Of 293.61 Feet; Thence N55°08'01"E A Distance Of 240.41 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along Said Southerly Right Of Way The Following Courses And Distances: Thence N77°37'52"E A Distance Of 41.71 Feet; Thence N79°41'48"E A Distance Of 216.83 Feet; Thence Leaving Said Southerly Right Of Way N00°53'21"E A Distance Of 127.86 Feet To A Point On The Northerly Right Of Way Of Happy Jack Road; Thence Along Said Northerly Right Of Way S79°36'59"W A Distance Of 127.49 Feet To A Point On The South Line Of Section 32; Thence Along Said South Line N89°39'58"W A Distance Of 1195.09 Feet To A Point On The East Line Of The West One-Half Of The East One Half Of Said Section 32; Thence Along Said East Line N00°03'18"W A Distance Of 5313.43 Feet To A Point On The North Line Of Said Section 32; Thence Along Said North Line S89°51'01"W A Distance Of 1312.07 Feet To A Point On The South One-Quarter Corner Of Said Section 29; Thence Along Said Quarter Line

N00°01'57"W A Distance Of 5293.10 Feet More Or Less To The Point Of Beginning.

Said parcels of land contain 1,252.09 acres, more or less.

- (b) That an accurate annexation map depicting the area to be annexed by this ordinance is attached to this ordinance as Exhibit A, said map prepared by Adam E. Deschler, a Professional Land Surveyor, licensed in the State of Wyoming, PLS Number 12045;
- (c) That the annexation of said area is for the protection of health, safety, and welfare of the persons residing in the area and the City of Cheyenne;
- (d) That the urban development of the area sought to be annexed will constitute a natural, geographical, economical and social part of the City of Cheyenne;
- (e) That the area is a logical and feasible addition to the City and that the extension of basic services such as water and sewer systems, police and fire protection and other services customarily available in the City of Cheyenne can, within reason, be furnished;
- (f) That the area is adjacent to the City of Cheyenne and is currently zoned LU – Land Use by the Laramie County Commissioners; and
- (g) That the City of Cheyenne does not own or operate its own electrical utility, and its governing body is prepared to designate a utility to serve the annexed area pursuant to W.S. 15-1-410, and to authorize the designated utility to serve the entire annexed area.

Section 2. That the City of Cheyenne hereby further finds as follows:

- (a) That the City of Cheyenne is the sole owner in fee of the below-described real property; that such property is not contiguous to the existing corporate limits of the City; and that the City of Cheyenne hereby elects to annex such property and to make it a part of the City pursuant to W.S. 15-1-407. The property to be annexed is described as follows:

A Parcel Of Land Situated In A Portion Of The South One-Half Of Section 31, Township 13 North, Range 67 West Of The 6th Principal Meridian, Laramie County, Wyoming, Said Parcel Described In Book 492 Page 70 Of The Laramie County Records, more particularly described as follows:

Commencing At The South One-Quarter Corner Of Said Section 31, Thence N15°05'00"W A Distance Of 596.64 Feet To A Point On The Parcel Described In Book 492, Page 70 And The Point Of Beginning; Thence N00°18'19"E A Distance Of 575.00 Feet; Thence S89°41'41"E A Distance Of 775.00 Feet; Thence S00°18'19"W A Distance Of 575.00 Feet; Thence

N89°41'41”W A Distance Of 775.00 Feet More Or Less To The Point Of Beginning.

Said parcel of land contains 10.23 acres, more or less.

- (b) That, pursuant to W.S. 15-1-407, the City of Cheyenne may annex non-contiguous land owned solely by the City by ordinance and the annexation of the above-described property is undertaken in accordance with such authority.

Section 3. That all of the real property described in Sections 1 and 2 and depicted on Exhibit A is hereby annexed to the City of Cheyenne, Wyoming, and shall become a part thereof.

Section 4. That the City Clerk is directed to file an executed copy of this annexation ordinance, together with the map identified as Exhibit A, with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming, and shall also notify the City Engineer's Office to add said area to the official City Map of the City of Cheyenne, Wyoming.

Section 5. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph or section of this ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections.

Section 6. That this ordinance shall be in full force and effect upon its publication.

**FIRST READING:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

**THIRD AND FINAL READING:** \_\_\_\_\_

\_\_\_\_\_  
PATRICK COLLINS, MAYOR

(SEAL)

ATTEST:

\_\_\_\_\_  
KYLIE SODEN, CITY CLERK

Published: \_\_\_\_\_  
Wyoming Tribune-Eagle

## **EXHIBIT A**

### **Annexation Map**

Map depicting the area annexed to the City of Cheyenne, Wyoming, as described in the ordinance entitled:

“An Ordinance Annexing to the City of Cheyenne, Wyoming, Land West of Roundtop Road and Adjacent to Happy Jack Road.”

Prepared by Adam E. Deschler, Professional Land Surveyor Wyoming PLS No. 12045

**LEGEND**

- FOUND WYDOT RIGHT OF WAY MARKER
- FOUND STONE
- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- 100 YEAR FEMA FLOODPLAIN PER LARAMIE COUNTY GIS MAPPING
- PROPOSED CITY LIMITS
- EXISTING CITY LIMITS

**ANNEXATION NOTES FOR NON CITY OWNED PARCEL:**

TOTAL PERIMETER = 38,540.10'  
 LENGTH OF CITY LIMIT ABUTTING = 2,025.42'  
 RATIO = 5.26%  
 TOTAL AREA = 1,197.74 ACRES

**ANNEXATION NOTES FOR CITY OWNED PARCELS:**

TOTAL PERIMETER = 10,468.87'  
 LENGTH OF CITY LIMIT ABUTTING = 0'  
 RATIO = 0%  
 TOTAL AREA = 62.21 ACRES

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN A PORTION OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 67 WEST AND A PORTION OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 14 NORTH RANGE 67 WEST, AND A PORTION OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SECTION 29 S89°28'08"W A DISTANCE OF 2631.41 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF SAID SECTION 29 S00°04'45"E A DISTANCE OF 2636.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST-WEST CENTER OF SECTION 30 S89°55'36"W A DISTANCE OF 1320.93 FEET; THENCE S00°02'43"E A DISTANCE OF 2640.04 FEET; THENCE S00°03'34"E A DISTANCE OF 1023.70 FEET; THENCE N87°27'36"W A DISTANCE OF 3045.89 FEET; THENCE S20°48'38"E A DISTANCE OF 1433.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE S37°42'04"W A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY N52°17'56"W A DISTANCE OF 130.48 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THE PARCELS DESCRIBED IN BOOK 980, PAGE 168, BOOK 1346 PAGE 1023, BOOK 1494, PAGE 1770 AND BOOK 1530, PAGE 302 OF THE LARAMIE COUNTY RECORDS; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PARCELS THE FOLLOWING COURSES AND DISTANCES: THENCE S37°49'16"W A DISTANCE OF 107.30 FEET; THENCE S61°33'28"W A DISTANCE OF 714.52 FEET; THENCE N71°59'05"W A DISTANCE OF 652.67 FEET; THENCE N71°59'19"W A DISTANCE OF 165.27 FEET; THENCE S76°38'13"W A DISTANCE OF 792.98 FEET; THENCE S13°22'07"E A DISTANCE OF 650.03 FEET; THENCE N76°39'22"E A DISTANCE OF 639.79 FEET; THENCE S58°25'24"E A DISTANCE OF 268.63 FEET; THENCE S13°28'40"E A DISTANCE OF 310.43 FEET; THENCE N76°31'39"E A DISTANCE OF 265.89 FEET; THENCE N31°34'00"E A DISTANCE OF 113.53 FEET; THENCE N76°33'45"E A DISTANCE OF 512.17 FEET; THENCE S58°25'13"E A DISTANCE OF 650.00 FEET; THENCE N37°50'48"E A DISTANCE OF 941.88 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY; THENCE N37°42'04"E A DISTANCE OF 120.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD THE FOLLOWING COURSES AND DISTANCES: S52°17'56"E A DISTANCE OF 3441.45 FEET; THENCE N37°56'22"E A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT SPIRAL CURVE TO THE LEFT, SAID SPIRAL HAVING A CHORD BEARING OF S53°48'17"E, A CHORD DISTANCE OF 288.06 FEET AND CENTRAL ANGLE OF 04°30'00"; THENCE ALONG SAID SPIRAL 288.22 FEET TO THE BEGINNING OF A NORMAL CURVE TO THE LEFT, SAID NORMAL CURVE HAVING A RADIUS OF 1,834.86 FEET, A CHORD BEARING OF N 65°11'11" W, A CHORD DISTANCE OF 533.12 FEET AND A CENTRAL ANGLE OF 16°42'23"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 535.01 FEET TO A SPIRAL CURVE TO THE LEFT, SAID SPIRAL HAVING A CHORD BEARING OF S76°34'14"E, A CHORD DISTANCE OF 288.06 FEET AND A CENTRAL ANGLE OF 04°30'00"; THENCE ALONG SAID SPIRAL 288.22 FEET; THENCE S85°55'11"E, A CHORD DISTANCE OF 763.12 FEET AND A CENTRAL ANGLE OF 15°43'19"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 765.52 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY S03°46'50"E A DISTANCE OF 127.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD THE FOLLOWING COURSES AND DISTANCES: N86°46'04"E A DISTANCE OF 387.38 FEET; THENCE N65°32'16"E A DISTANCE OF 22.49 FEET THENCE N68°47'40"E A DISTANCE OF 142.81 FEET TO A POINT ON A PARCEL OF LAND DESCRIBED IN BOOK 1927, PAGE 1430; THENCE N86°52'18"E A DISTANCE OF 524.90 FEET; THENCE N52°36'50"E A DISTANCE OF 48.10 FEET; THENCE N55°08'48"E A DISTANCE OF 107.18 FEET; THENCE N54°58'45"E A DISTANCE OF 293.61 FEET; THENCE N55°08'01"E A DISTANCE OF 240.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: THENCE N77°37'52"E A DISTANCE OF 41.71 FEET; THENCE N79°41'48"E A DISTANCE OF 216.83 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY N00°53'21"E A DISTANCE OF 127.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY S79°36'59"W A DISTANCE OF 127.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32; THENCE ALONG SAID SOUTH LINE N89°39'58"W A DISTANCE OF 1195.09 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE HALF OF SAID SECTION 32; THENCE ALONG SAID EAST LINE N00°03'18"W A DISTANCE OF 5313.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE S89°51'01"W A DISTANCE OF 1312.07 FEET TO A POINT ON THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29; THENCE ALONG SAID QUARTER LINE N00°01'57"W A DISTANCE OF 5293.10 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1252.09 ACRES MORE OR LESS.

AND ALSO A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL DESCRIBED IN BOOK 492 PAGE 70 OF THE LARAMIE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 31, THENCE N15°05'00"W A DISTANCE OF 596.64 FEET TO A POINT ON THE PARCEL DESCRIBED IN BOOK 492, PAGE 70 AND THE POINT OF BEGINNING; THENCE N00°18'19"E A DISTANCE OF 575.00 FEET; THENCE S89°41'41"E A DISTANCE OF 775.00 FEET; THENCE S00°18'19"W A DISTANCE OF 575.00 FEET; THENCE N89°41'41"W A DISTANCE OF 775.00 FEET MORE OR LESS TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 10.23 ACRES MORE OR LESS.

**BASIS OF BEARINGS**

CONSIDERING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND ALUMINUM CAP AT THE NORTH ONE-QUARTER CORNER AND A FOUND STONE AT THE SECTION CORNER COMMON TO SECTIONS 20, 21, 29 AND 28 AS BEARING N89°49'00"E A DISTANCE OF 2630.59 AND ALL BEARINGS BEING RELATIVE THERETO.  
 GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY E.  
 TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 500,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999644541.

ORIGINAL FIELD SURVEY BY: AVI PC JANUARY 2026

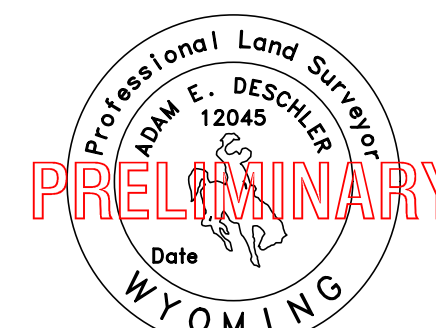
**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**CERTIFICATE OF SURVEYOR:**

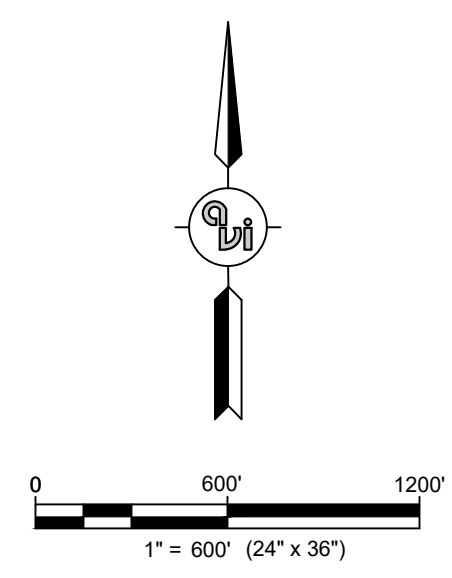
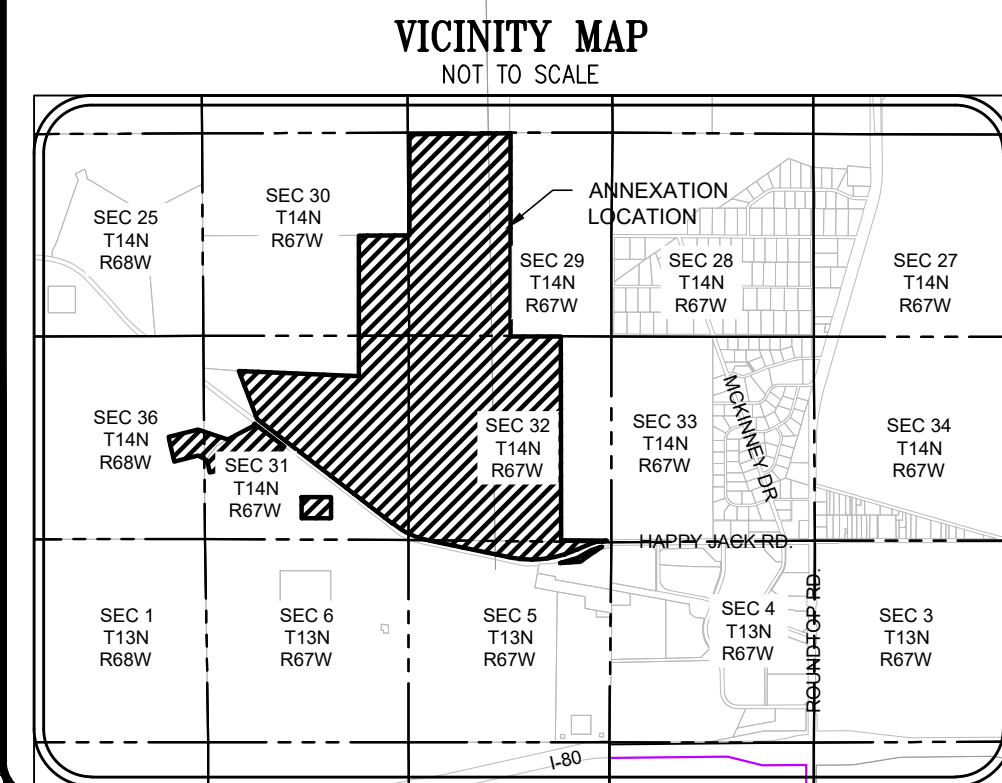
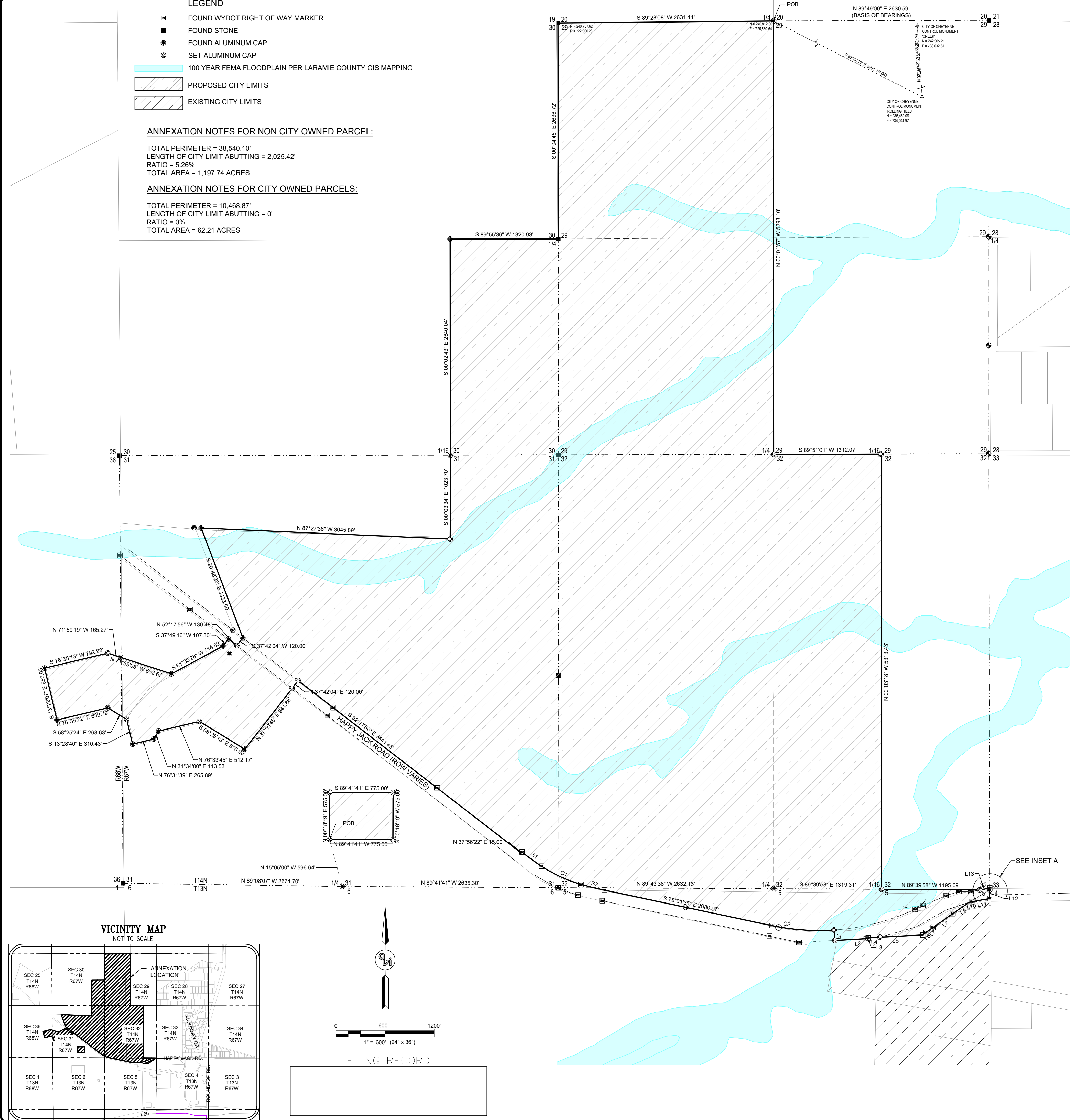
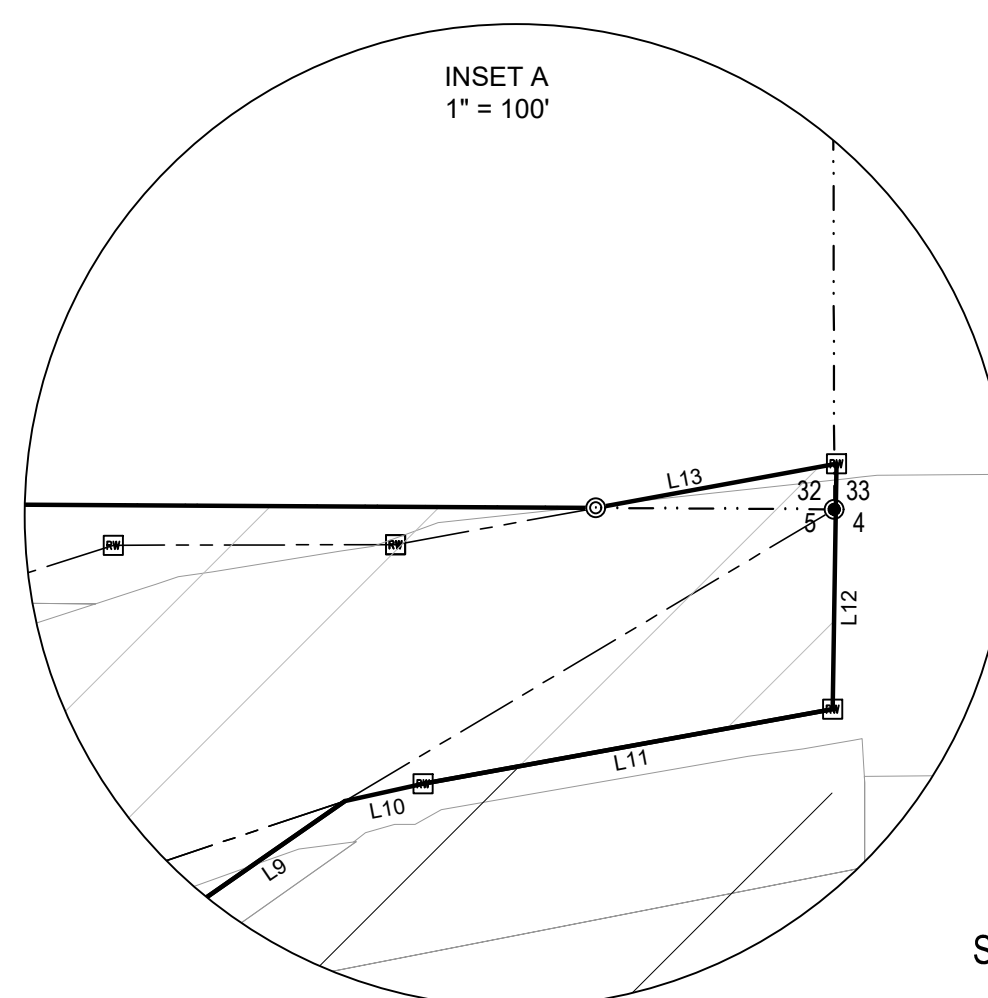
I, ADAM DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS MAP OF SURVEY WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION COMPLETED IN JANUARY 2026, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	535.01	1834.86	16°42'23"	S65°11'11"E	533.12
C2	765.52	2789.79	15°43'19"	S85°55'11"E	763.12

SPIRAL CURVE TABLE				
CURVE NO.	SPIRAL LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
S1	288.22	04°30'00"	S53°48'17"E	288.06
S2	288.22	04°30'00"	S76°34'14"E	288.06

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S03°46'50"E	127.93
L2	N86°46'04"E	387.38
L3	N65°32'16"E	22.49
L4	N68°47'40"E	142.81
L5	N86°52'18"E	524.90
L6	N52°36'50"E	48.10
L7	N55°08'48"E	107.18
L8	N54°58'45"E	293.61
L9	N55°08'01"E	240.41
L10	N77°37'52"E	41.71
L11	N79°41'48"E	216.83
L12	N00°53'21"E	127.86
L13	S79°36'59"W	127.49



FILING RECORD

NO.	REVISION	DATE

PREPARED FOR:

PROJECT: COX LANDS  
 DRAWING TITLE: ANNEXATION MAP

DATE: Apr 13, 2026  
 DRAWN BY:  
 DESIGNED BY:  
 CHECKED BY:  
 JOB NO.: 5077  
 DRAWING NO. 1 OF 1

**ANNEXATION FOR COX LANDS**  
 SITUATED IN A PORTION OF SECTION 5, TOWNSHIP 13 NORTH RANGE 67 WEST, PORTIONS OF SECTIONS 29, 30, 31 AND 32 TOWNSHIP 14 NORTH, RANGE 67 WEST AND A PORTION OF SECTION 36, TOWNSHIP 14 NORTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF LARAMIE, STATE OF WYOMING  
 PREPARED APRIL 2026



CITY OF  
**CHEYENNE**  
— PLANNING & DEVELOPMENT —

**CITY OF CHEYENNE GOVERNING BODY**  
**APRIL 13, 2026**  
**STAFF REPORT**

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**FILE:** PUDC-26-37: Cox Lands - Annexation

**REQUEST:** An annexation of 1,259.91 acres of land.

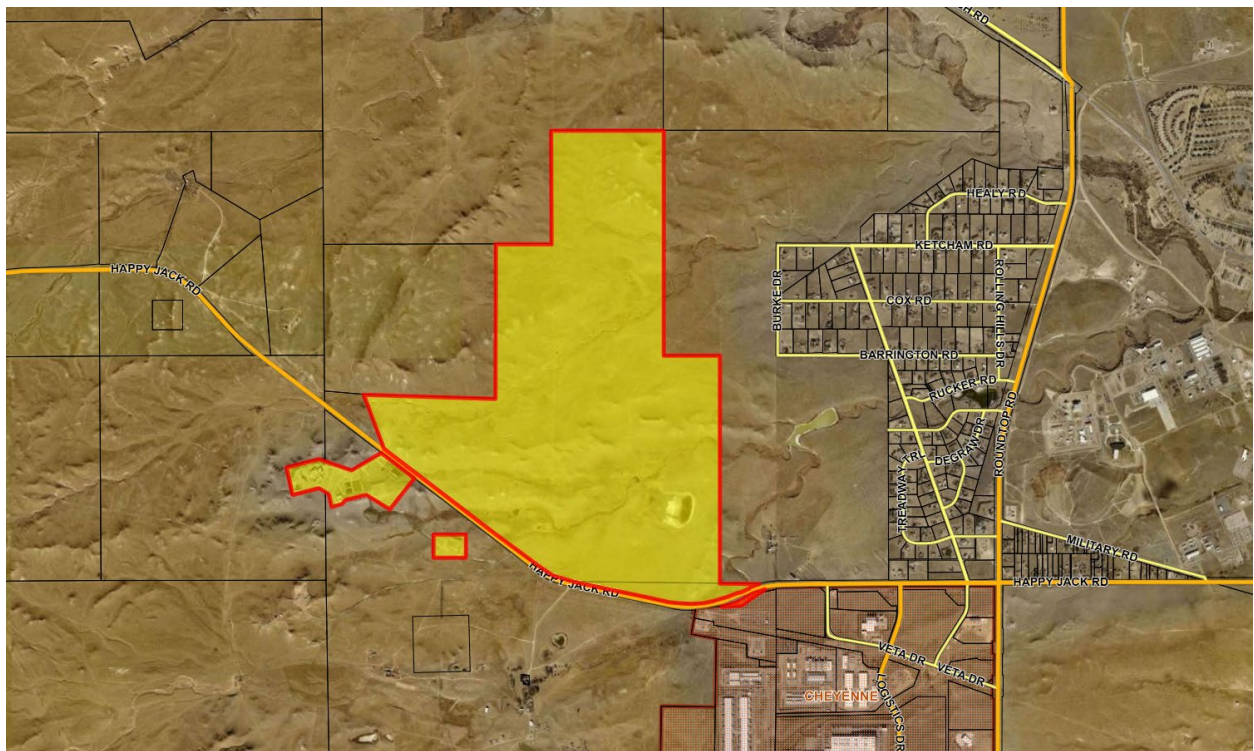
**LOCATION:** West of Roundtop Road and adjacent to Happy Jack Road.

**APPLICANT:** Cox, William S Revocable Trust and the City of Cheyenne

**AGENT:** AVI P.C

**OWNERS:** Cox, William S Revocable Trust and City of Cheyenne

**PREPARED BY:** Connor White, Planner II



**APPLICABLE CITY CODE SECTION(S) AND PLANS:**

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- UDC 2.4.2 Annexations
- PlanCheyenne

**BACKGROUND:**

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The applicants are requesting annexing roughly 1,259.91 acres of land to allow for industrial development. The Cox Ranch land is currently vacant. The City owned land has a water treatment facility operating on it. The annexed area will be assigned a City zone based on the underlying County zone. The applicant for the Cox Ranch Land has submitted a Future Land Use Map amendment (PUDC-26-48) and a Zoning Map Amendment (PUDC-26-38).

Land annexed to the City requires a City zone. The petition to annex has been accompanied by an assigned City zone of AG Agricultural for the Cox Ranch Land and P Public for the City owed land.

**SURROUNDING LAND USE AND ZONING:**

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	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Site</b>	Urban Transitional Residential / No Designation	County LU – Land Use	Vacant / Water Treatment Facility
<b>North</b>	Agricultural/Rural / No Designation	County LU – Land Use	Vacant
<b>South</b>	Mixed-use Employment / No Designation	County LU – Land Use and City LI Light Industrial	Vacant / Agriculture / Industrial
<b>East</b>	Urban Transitional Residential	County LU – Land Use	Agriculture / Single-family Residential
<b>West</b>	No Designation	County LU – Land Use	Vacant

**ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:**

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To accept the petition to annex and approve the annexation Ordinance, the Governing Body must make the following findings required in WS 15-1-402; a detailed analysis of which is below:

**1) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town. [WS 15-1-402 (a) (i)]**

The annexation of this property will increase the health, safety, and welfare of the future occupants. By being in City limits, the property will receive access to City Fire and Police and sanitation services. By being within City Limits the property will be able to connect to City services.

The application **complies** with this review criterion.

**2) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town. [WS 15-1-402 (a) (ii)]**

The Cox Ranch Land is currently vacant while the City owned parcels are developed with a water treatment facility. They are surrounded by vacant land on most sides with the Cox Ranch Land being adjacent to City limits along the southeast edge. With the annexation of the Cox Ranch Land it would make the City owned parcel along Happy Jack contiguous, but the other parcel the City owns will still not be contiguous. The annexation of these properties will benefit those who live within the City and will be a part of the social and economic fabric that is Cheyenne.

The application **complies** with this review criterion.

**3) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed. [WS 15-1-402 (a) (iii)]**

The area is a logical and feasible addition to the City due to the reasons previously listed. All City services normally available to residents will also be made available. Police and fire protection will be extended upon annexation. Utilities are within the area.

The application **complies** with this review criterion.

**4) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407. [WS 15-1-402 (a) (iv)]**

The Cox Ranch Land is roughly 5.26% contiguous. This seemingly small % is due to the size of the annexation. The applicant could annex approximately 194ac with 15% contiguity, and two annexations each with 15% contiguity could result in annexing the entire area. The parcel the City Owned parcel does not become contiguous without the annexation of the Cox Ranch Land and a portion of the City owned land is not an will not be contiguous. Because the land is owned by the City, it does not need to be contiguous when annexing.

The application **complies** with this review criterion.

**5) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410. [WS 15-1-402 (a) (v)]**

Utility franchises are in place to serve the annexed area.

The application **complies** with this review criterion.

**6) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a). [WS 15-1-402 (a) (vi)]**

A certified mailing was made to the landowners and public utilities on March 13, 2026. Property owners within 300-feet of the area to be annexed were also mailed notice at this time. The public hearing for this annexation is scheduled for April 13, 2026. Twenty (20) business days (on the City's calendar) prior to the announced public hearing is March 16, 2026. The earliest confirmation of delivery was dated March 16, 2026.

The application **complies** with this review criterion.

### **CONFORMANCE WITH APPLICABLE PLANS:**

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The project is located in an area covered by the following plans:

- Plan Cheyenne

The Future Land Use Map of PlanCheyenne, as updated by Connect 2045, anticipates this area of the community to develop with Commercial uses. These areas are expected to develop with full access to urban services – such areas are best served by being within City limits. The area is within the Urban Service Boundary.

### **PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:**

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Although projects have public notice and the opportunity for public comments, projects are required to be approved or denied based on the review criteria (listed above). Public comments relevant to the review criteria may assist the review and discussion on the application.

The public was given notice of the project in the following ways:

- **Legal Notice** in the Wyoming Tribune Eagle published on March 21, 2026 and April 4, 2026.
- **Mailed Notice** was sent out by Staff on March 13, 2026 to all property owners within the annexation and within 300 feet of the area to be annexed.
- **Posted Notice** Evidence of posted notice was provided that signs were posted on March 30, 2026.
- **Internet Posting** on connect.cheyennecity.org on February 16, 2026.

As of the publication of the Staff Report (April 8, 2026), Staff has received one inquiry from the public on this project. The inquiry was about what may be planned for the Cox Ranch Land. The project page on the website has received 92 views and no comments.

### **STAFF REVIEW:**

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No major comments were received.

**CONCLUSION:**

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Staff is satisfied that the application meets the review criteria and therefore recommends approval of the annexation.

The proposed annexation is a natural extension of the City, is contiguous to the current City limits, and services typically available to urban areas are available to be extended to this property.

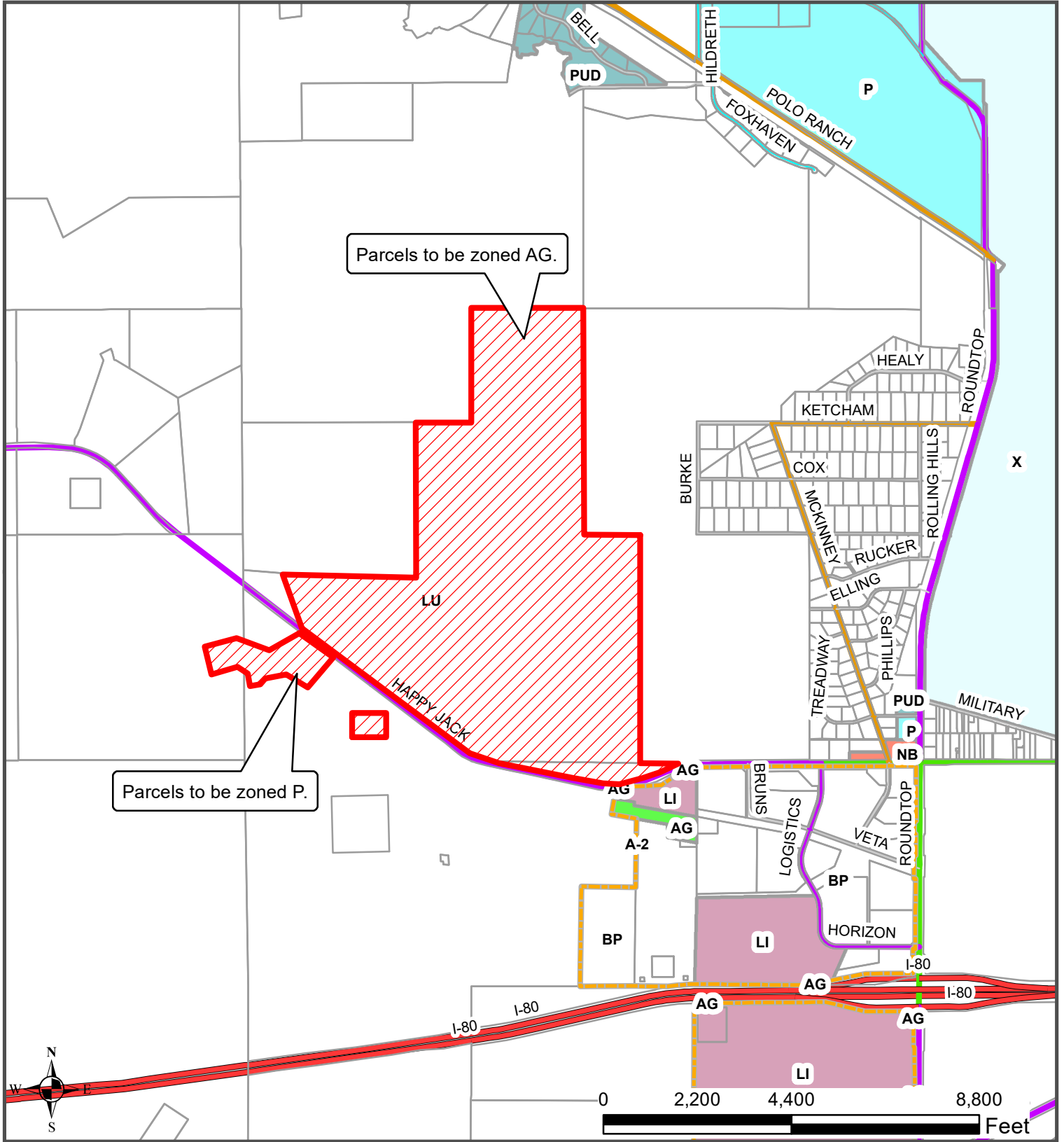
**STAFF RECOMMENDATION:**

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Staff recommends approval of the annexation of the property.

**ATTACHMENTS:**

1. Current Zoning Map
2. Future Land Use Map
3. Submitted Application
4. Applicant-submitted annexation map



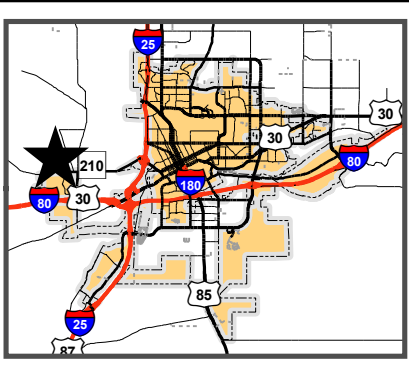
Parcels to be zoned AG.

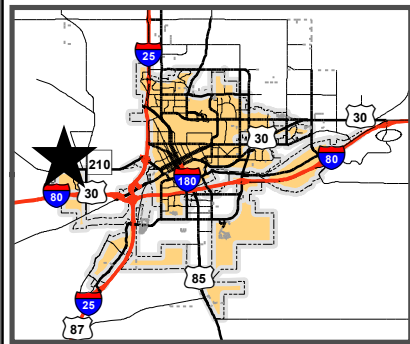
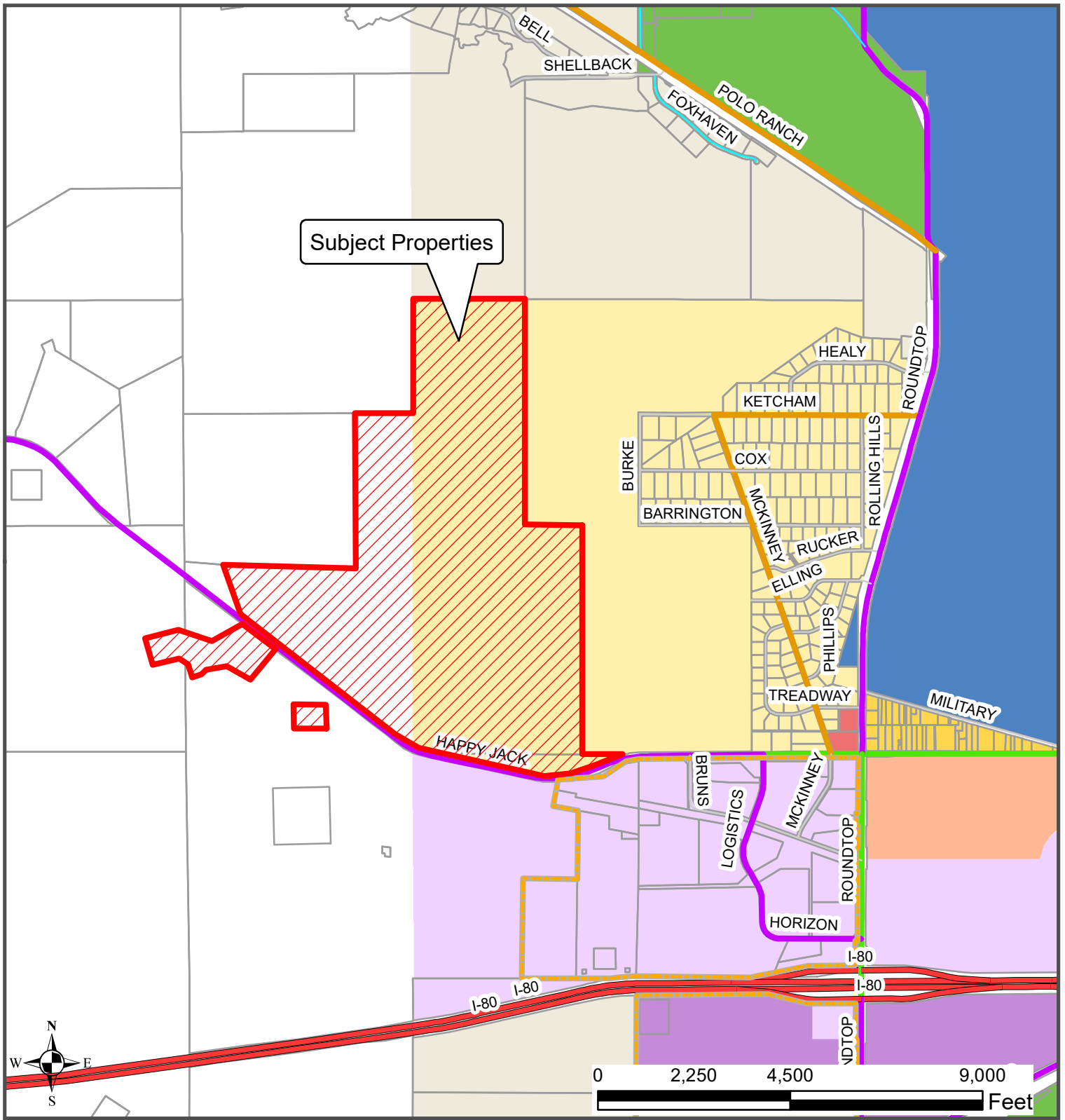
Parcels to be zoned P.

# Attachment 1: Zoning Map PUDC-26-37

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend	
	Nov19_CityLimits
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Private
	Platted not built
	HR / High Density Residential
	MR / Medium Density Residential
	LR / Low Density Residential
	NR-2 / Neighborhood Residential - Med. Density
	NR-3 / Neighborhood Residential - High Density
	AR / Agricultural Residential
	A-1 / Agricultural and Rural Residential
	A-2 / Agricultural
	AG / City Agricultural
	MUR / Mixed Use Residential Emphasis
	CBD / Central Business District
	CB / Community Business
	NB / Neighborhood Business
	MU / Mixed Use - County
	MUB / Mixed Use Business Emphasis
	MUE / Mixed Use Employment Emphasis
	HI / Heavy Industrial
	LI / Light Industrial
	P / Public
	AD / Airport District
	PUD / Planned Unit Development
	X / Exempt





## Attachment 2: Land Use Map PUDC-26-37

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

### Legend

- |                    |                              |                           |
|--------------------|------------------------------|---------------------------|
| City Limits        | Agricultural/Rural           | Industrial                |
| Interstate         | Rural Residential            | Central Business District |
| Principal Arterial | Urban Transition Residential | Community Business        |
| Minor Arterial     | Urban Residential            | Public and Quasi-Public   |
| Major Collector    | Mixed-Use Residential        | Military/Federal          |
| Minor Collector    | Mixed-Use Commercial         | Open Space and Parks      |
| Local              | Mixed-Use Employment         |                           |
| Private            |                              |                           |
| Platted not built  |                              |                           |
| Ownership          |                              |                           |

**LEGEND**

- FOUND WYDOT RIGHT OF WAY MARKER
- FOUND STONE
- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- 100 YEAR FEMA FLOODPLAIN PER LARAMIE COUNTY GIS MAPPING
- PROPOSED CITY LIMITS
- EXISTING CITY LIMITS

**ANNEXATION NOTES FOR NON CITY OWNED PARCEL:**

TOTAL PERIMETER = 38,540.10'  
 LENGTH OF CITY LIMIT ABUTTING = 2,025.42'  
 RATIO = 5.26%  
 TOTAL AREA = 1,197.74 ACRES

**ANNEXATION NOTES FOR CITY OWNED PARCELS:**

TOTAL PERIMETER = 10,468.87'  
 LENGTH OF CITY LIMIT ABUTTING = 0'  
 RATIO = 0%  
 TOTAL AREA = 62.21 ACRES

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN A PORTION OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 67 WEST AND A PORTION OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 14 NORTH RANGE 67 WEST, AND A PORTION OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SECTION 29 S89°28'08"W A DISTANCE OF 2631.41 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF SAID SECTION 29 S00°04'45"E A DISTANCE OF 2636.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST-WEST CENTER OF SECTION 30 S89°55'36"W A DISTANCE OF 1320.93 FEET; THENCE S00°02'43"E A DISTANCE OF 2640.04 FEET; THENCE S00°03'34"E A DISTANCE OF 1023.70 FEET; THENCE N87°27'36"W A DISTANCE OF 3045.89 FEET; THENCE S20°48'38"E A DISTANCE OF 1433.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE S37°42'04"W A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY N52°17'56"W A DISTANCE OF 130.48 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THE PARCELS DESCRIBED IN BOOK 980, PAGE 168, BOOK 1346 PAGE 1023, BOOK 1494, PAGE 1770 AND BOOK 1530, PAGE 302 OF THE LARAMIE COUNTY RECORDS; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PARCELS THE FOLLOWING COURSES AND DISTANCES: THENCE S37°49'16"W A DISTANCE OF 107.30 FEET; THENCE S61°33'28"W A DISTANCE OF 714.52 FEET; THENCE N71°59'05"W A DISTANCE OF 652.67 FEET; THENCE N71°59'19"W A DISTANCE OF 165.27 FEET; THENCE S76°38'13"W A DISTANCE OF 792.98 FEET; THENCE S13°22'07"E A DISTANCE OF 650.03 FEET; THENCE N76°39'22"E A DISTANCE OF 639.79 FEET; THENCE S58°25'24"E A DISTANCE OF 268.63 FEET; THENCE S13°28'40"E A DISTANCE OF 310.43 FEET; THENCE N76°31'39"E A DISTANCE OF 265.89 FEET; THENCE N31°34'00"E A DISTANCE OF 941.88 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY; THENCE N37°42'04"E A DISTANCE OF 120.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD THE FOLLOWING COURSES AND DISTANCES: S52°17'56"E A DISTANCE OF 3441.45 FEET; THENCE N37°56'22"E A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT SPIRAL CURVE TO THE LEFT, SAID SPIRAL HAVING A CHORD BEARING OF S53°48'17"E, A CHORD DISTANCE OF 288.06 FEET AND CENTRAL ANGLE OF 04°30'00"; THENCE ALONG SAID SPIRAL 288.22 FEET TO THE BEGINNING OF A NORMAL CURVE TO THE LEFT, SAID NORMAL CURVE HAVING A RADIUS OF 1,834.86 FEET, A CHORD BEARING OF N 65°11'11" W, A CHORD DISTANCE OF 533.12 FEET AND A CENTRAL ANGLE OF 16°42'23"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 535.01 FEET TO A SPIRAL CURVE TO THE LEFT, SAID SPIRAL HAVING A CHORD BEARING OF S76°33'44"E, A CHORD DISTANCE OF 288.06 FEET AND A CENTRAL ANGLE OF 04°30'00"; THENCE ALONG SAID SPIRAL 288.22 FEET; THENCE S85°55'11"E A CHORD DISTANCE OF 763.12 FEET AND A CENTRAL ANGLE OF 15°43'19"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 765.52 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY S03°46'50"E A DISTANCE OF 127.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD THE FOLLOWING COURSES AND DISTANCES: N86°46'04"E A DISTANCE OF 387.38 FEET; THENCE N65°32'16"E A DISTANCE OF 22.49 FEET THENCE N68°47'40"E A DISTANCE OF 142.81 FEET TO A POINT ON A PARCEL OF LAND DESCRIBED IN BOOK 1927, PAGE 1430; THENCE N86°52'18"E A DISTANCE OF 524.90 FEET; THENCE N52°36'50"E A DISTANCE OF 48.10 FEET; THENCE N55°08'48"E A DISTANCE OF 107.18 FEET; THENCE N54°58'45"E A DISTANCE OF 293.61 FEET; THENCE N55°08'01"E A DISTANCE OF 240.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: THENCE N77°37'52"E A DISTANCE OF 41.71 FEET; THENCE N79°41'48"E A DISTANCE OF 216.83 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY N00°53'21"E A DISTANCE OF 127.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY S79°36'59"W A DISTANCE OF 127.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32; THENCE ALONG SAID SOUTH LINE N89°39'58"W A DISTANCE OF 1195.09 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE HALF OF SAID SECTION 32; THENCE ALONG SAID EAST LINE N00°03'18"W A DISTANCE OF 5313.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE S89°51'01"W A DISTANCE OF 1312.07 FEET TO A POINT ON THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29; THENCE ALONG SAID QUARTER LINE N00°01'57"W A DISTANCE OF 5293.10 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1252.09 ACRES MORE OR LESS.

AND ALSO A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL DESCRIBED IN BOOK 492 PAGE 70 OF THE LARAMIE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 31, THENCE N15°05'00"W A DISTANCE OF 596.64 FEET TO A POINT ON THE PARCEL DESCRIBED IN BOOK 492, PAGE 70 AND THE POINT OF BEGINNING; THENCE N00°18'19"E A DISTANCE OF 575.00 FEET; THENCE S89°41'41"E A DISTANCE OF 775.00 FEET; THENCE S00°18'19"W A DISTANCE OF 575.00 FEET; THENCE N89°41'41"W A DISTANCE OF 775.00 FEET MORE OR LESS TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 10.23 ACRES MORE OR LESS.

**BASIS OF BEARINGS**

CONSIDERING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND ALUMINUM CAP AT THE NORTH ONE-QUARTER CORNER AND A FOUND STONE AT THE SECTION CORNER COMMON TO SECTIONS 20, 21, 29 AND 28 AS BEARING N89°49'00"E A DISTANCE OF 2630.59 AND ALL BEARINGS BEING RELATIVE THERETO.  
 GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY E.  
 TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 500,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999644541.

ORIGINAL FIELD SURVEY BY: AVI PC JANUARY 2026

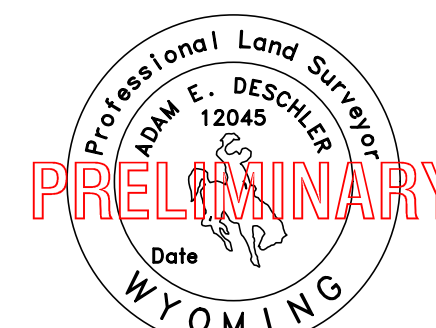
**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**CERTIFICATE OF SURVEYOR:**

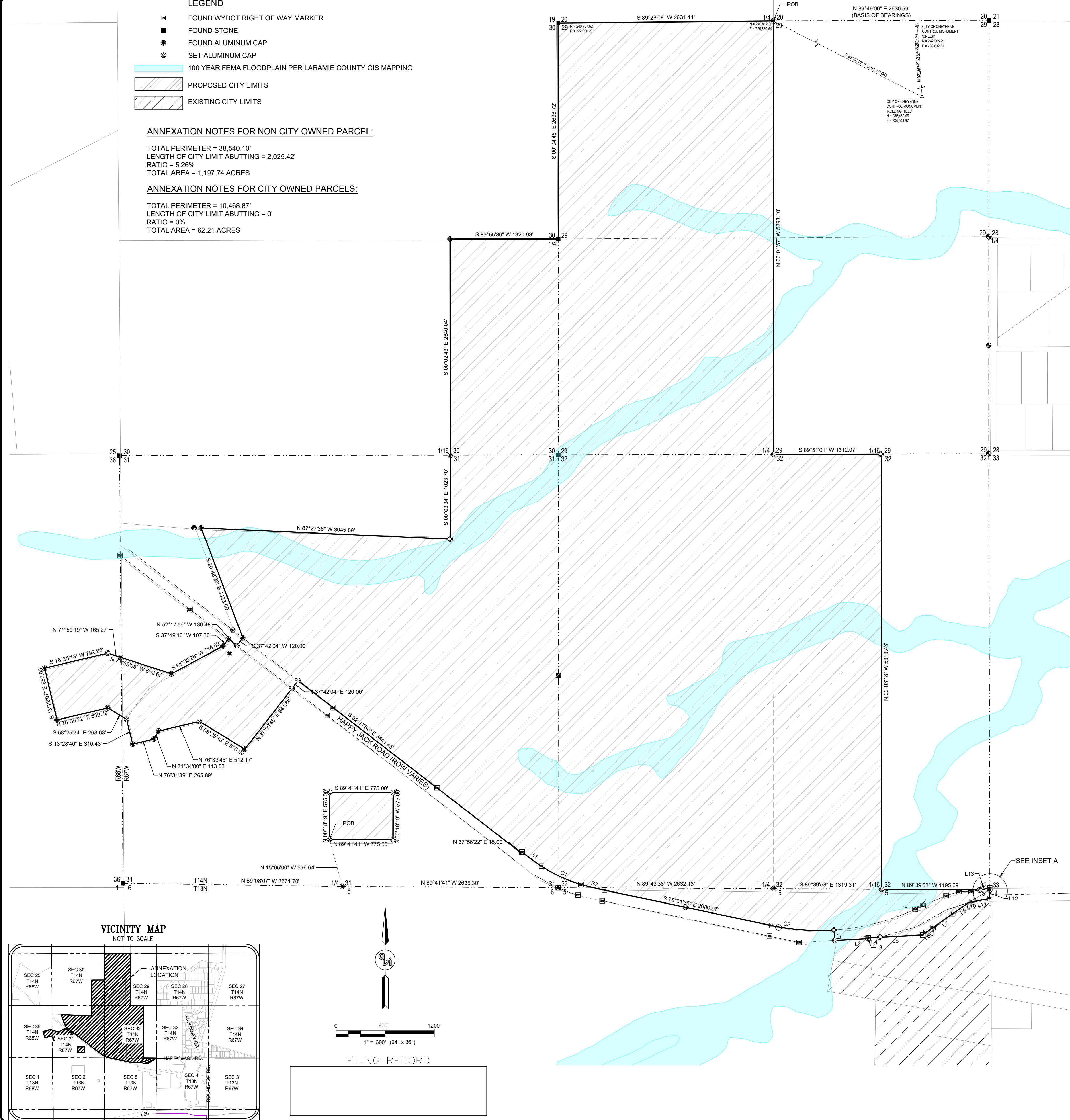
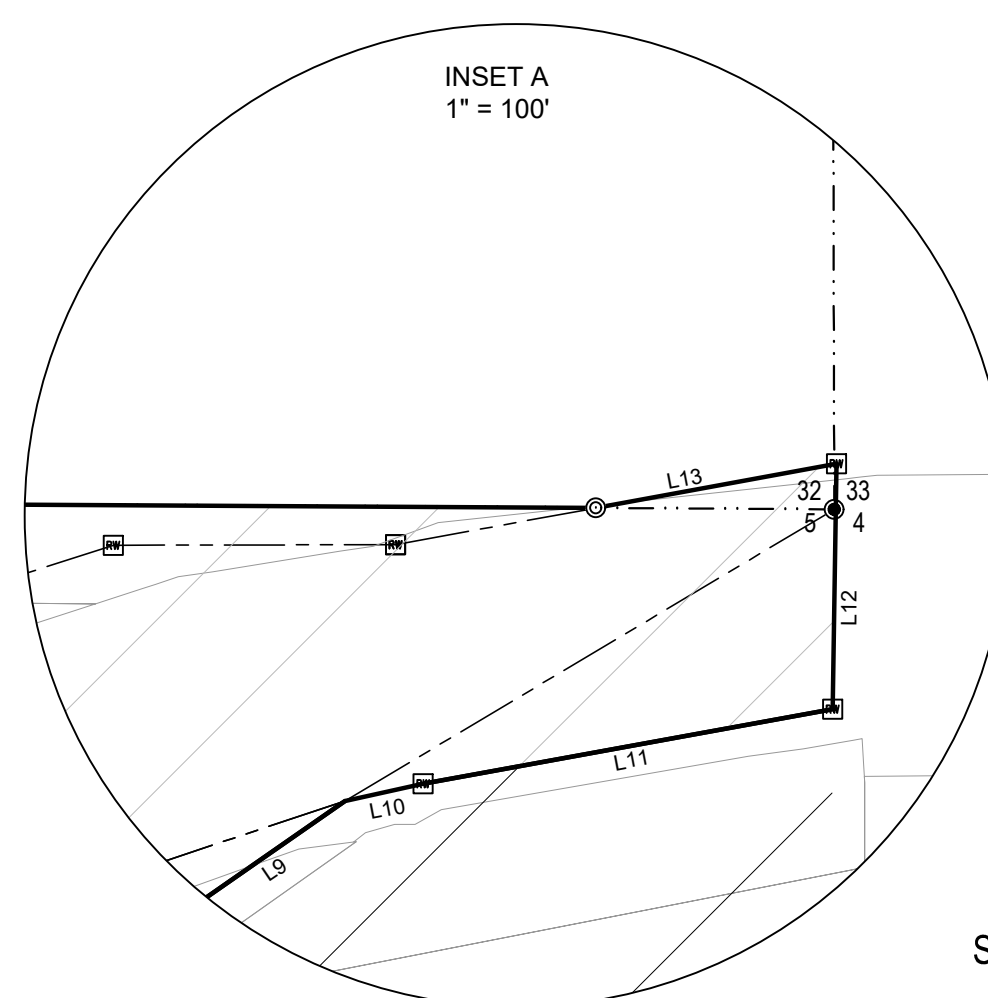
I, ADAM DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS MAP OF SURVEY WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION COMPLETED IN JANUARY 2026, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



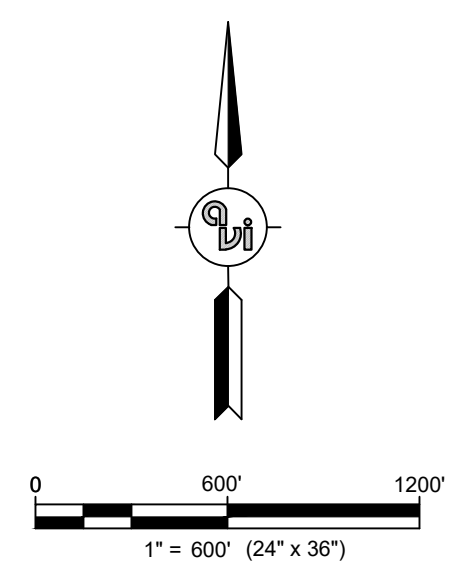
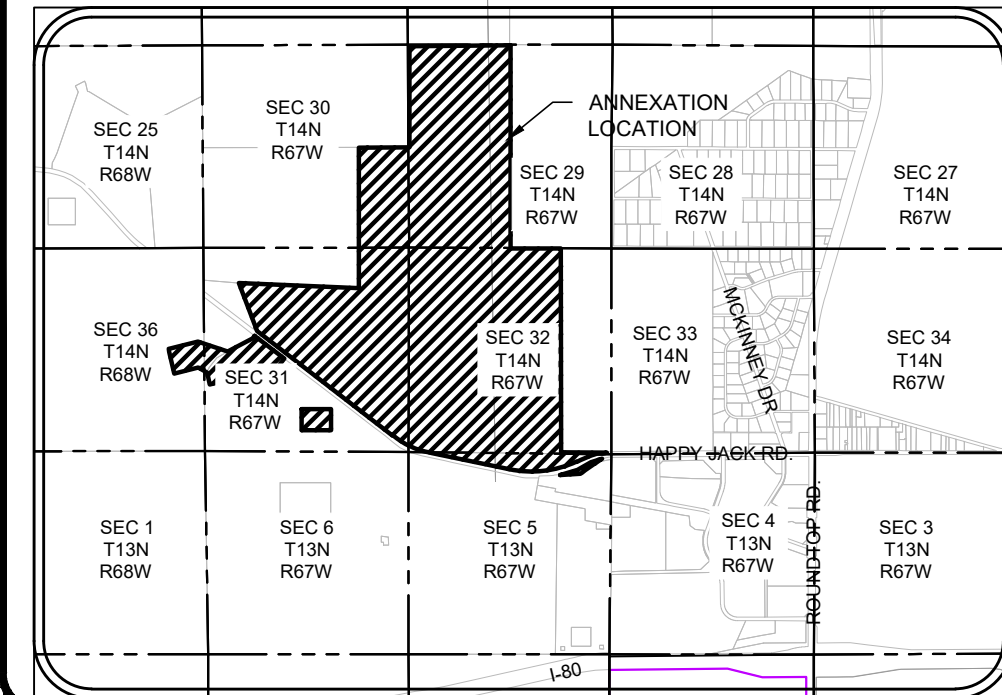
CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	535.01	1834.86	16°42'23"	S65°11'11"E	533.12
C2	765.52	2789.79	15°43'19"	S85°55'11"E	763.12

SPIRAL CURVE TABLE				
CURVE NO.	SPIRAL LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
S1	288.22	04°30'00"	S53°48'17"E	288.06
S2	288.22	04°30'00"	S76°34'14"E	288.06

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S03°46'50"E	127.93
L2	N86°46'04"E	387.38
L3	N65°32'16"E	22.49
L4	N68°47'40"E	142.81
L5	N86°52'18"E	524.90
L6	N52°36'50"E	48.10
L7	N55°08'48"E	107.18
L8	N54°58'45"E	293.61
L9	N55°08'01"E	240.41
L10	N77°37'52"E	41.71
L11	N79°41'48"E	216.83
L12	N00°53'21"E	127.86
L13	S79°36'59"W	127.49



**VICINITY MAP**  
NOT TO SCALE



FILING RECORD

NO.	REVISION	DATE

PREPARED FOR:

PROJECT: COX LANDS  
 DRAWING TITLE: ANNEXATION MAP



DATE: Apr 13, 2026  
 DRAWN BY:  
 DESIGNED BY:  
 CHECKED BY:  
 JOB NO.: 5077  
 DRAWING NO. 1 OF 1

**ANNEXATION FOR COX LANDS**  
 SITUATED IN A PORTION OF SECTION 5, TOWNSHIP 13 NORTH RANGE 67 WEST, PORTIONS OF SECTIONS 29, 30, 31 AND 32 TOWNSHIP 14 NORTH, RANGE 67 WEST AND A PORTION OF SECTION 36, TOWNSHIP 14 NORTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF LARAMIE, STATE OF WYOMING  
 PREPARED APRIL 2026