

ORDINANCE NO. 2 Series 2025

AN ORDINANCE APPROVING AND AUTHORIZING THE EXTENSION OF THE BOUNDARIES OF THE TOWN OF HULETT, WYOMING, AND ANNEXATION OF A TRACT OF LAND KNOWN AS THE Neiman Timber Company, LLC ANNEXATION, AN ANNEXATION OF LAND CONTIGUOUS AND ADJOINING THE PRESENT BOUNDARIES OF THE TOWN OF HULETT.

WHEREAS, The Neiman Timber Company, LLC., as the sole owner of a tract of land, did initiate proceedings to annex a tract of land within the Town boundaries; and the Town Council did find by resolution dated the 7th day of May, 2025, that said petition was in full compliance with the statutory requirements of W.S. 15-1-403;

WHEREAS, a Notice of Hearing in compliance with W.S. 15-1-405 was published in the Wyoming Pioneer on May 15 and 22, 2025, along with a copy of the Annexation Report pursuant to W.S. 15-1-402;

WHEREAS, a public hearing was conducted as advertised on the 12<sup>th</sup> day of June, 2025 in the council chambers of the Town Council, at which time no objections were filed and at which time the Town Council did unanimously find that the requirements of W.S. 15-1-402 were satisfied and that the area to be annexed is adjacent and contiguous to the corporate limits of the Town of Hulett and that the said area should be annexed into the Town.

WHEREAS, the Town Council did, by resolution on the 7<sup>th</sup> day of May, 2025, determine that because all requirements of W.S. 15-1-402 had been satisfied, the land owned by Neiman Timber Company, LLC., should be annexed into the Town of Hulett, Wyoming.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF HULETT, WYOMING:

Section 1. That pursuant to the petition filed with the Town Council of the Town of Hulett, Wyoming, there is hereby annexed to and included in the boundaries of the Town of Hulett, Wyoming, the tract of land more fully described on Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. That all previous ordinances defining the boundaries of the said Town of Hulett, Wyoming, shall be and the same are hereby amended to include the area as herein described; and all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of any inconsistency.

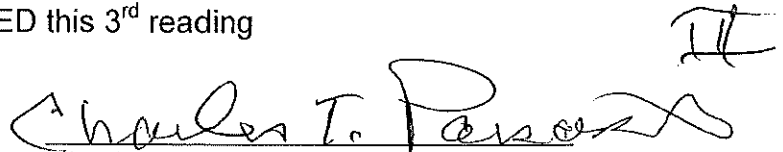
Section 3. That the tract annexed hereby shall be zoned as Single Family residential.

Section 4. That the Annexation Plat as prepared by Engineer Associates Consulting Engineers and Surveyors, Sundance, Wyoming, signed by Callie Hilty,

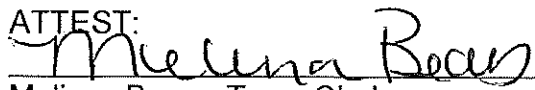
Registered Land Surveyor, Wyoming Registration No. 14275, is made a part hereof and incorporated herein by this reference. is hereby approved for filing with the Crook County Clerk and Ex-officio Recorder of Deeds.

PASSED, APPROVED AND ADOPTED this 3<sup>rd</sup> reading

The 1 day of Oct 2025

  
Charles T. Parsons, III, Mayor

(SEAL)

ATTEST:  
  
Melissa Bears, Town Clerk

# EXHIBIT "A"

## LEGAL DESCRIPTION

A TRACT OF LAND BEING THE SW1/4NE1/4 AND THE NW1/4SE1/4 OF SECTION 7, T.54N. R.64W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING EXCEPTING THEREFROM THAT PORTION RECORDED IN BOOK 376 PHOTOS, PAGE 626 IN THE OFFICE OF THE CROOK COUNTY CLERK. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 2-1/2" ALUMINUM CAP STAMPED LS 2079 MARKING THE CENTER 1/4 CORNER OF SAID SECTION 7;

THENCE S 01°00'46" W, 1064.83 FEET ALONG THE WEST LINE OF SAID NW1/4SE1/4 TO A 1-1/2" ALUMINUM CAP STAMPED PE&LS 2395 MARKING THE CORNER OF A 0.40 ACRE TRACT OF LAND RECORDED IN BOOK 376 PHOTOS, PAGE 626 IN THE OFFICE OF THE CROOK COUNTY CLERK;

THENCE S 31°40'45" E, 279.57 FEET ALONG THE BOUNDARY OF SAID TRACT OF LAND TO A 1-1/2" ALUMINUM CAP STAMPED PE&LS 2395 ON THE SOUTH LINE OF SAID NW1/4SE1/4;

THENCE S 87°56'29" E, 1175.70 FEET TO A 2-1/2" ALUMINUM CAP STAMPED PE&LS 2395 MARKING THE SOUTHEAST 1/16 CORNER OF SAID SECTION 7;

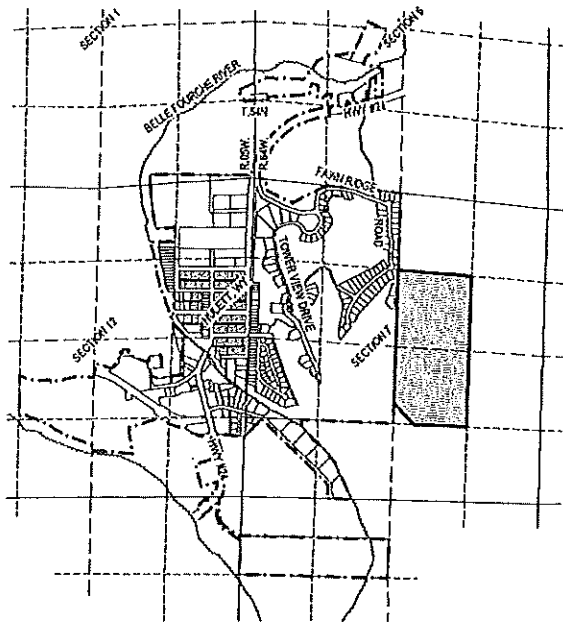
THENCE N 01°06'44" E, 1270.98 FEET TO A 2-1/2" ALUMINUM CAP STAMPED PE&LS 2395 MARKING THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE N 00°50'30" E, 1275.23 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 18889 MARKING THE NORTHEAST 1/16 CORNER OF SAID SECTION 7;

THENCE N 85°43'34" W, 1327.09 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 18889 MARKING THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 7;

THENCE S 01°00'41" W, 1300.12 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND ENCOMPASSES 77.96 ACRES MORE OR LESS.



**LOCATION MAP**  
(NOT TO SCALE)

**ZONING INFORMATION**

ANNEXATION SHALL BE TO CATEGORY 1 - SINGLE FAMILY RESIDENTIAL DISTRICT.

**COUNTY CLERK FILING INFORMATION**

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING ) SS  
COUNTY OF CROOK )

I, CALLETHLY, OF ENGAGEMENT AS SOCIATES IN SUNDANCE, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE COUNTY CLERK'S OFFICE, AND FROM NOTES TAKEN DURING AN AERIAL SURVEY PERFORMED BY THE SAID OTHERS UNDER MY DIRECTION DURING MAY 2025, AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



**ANNEXATION PLAT**

- Located in -

THE SOUTHWEST A AND A PORTION OF THE NORTHEAST OF SECTION 12, 54N, 10W OF THE FOURTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

- Prepared By -

ENGINEERING ASSOCIATES, SUNDANCE, WYOMING  
CONSULTING ENGINEERS & SURVEYORS



MAY 14, 2025  
408120, 2573141  
R/JW

SHEET 1 OF 1

REVISIONS OF THIS MAP OTHER THAN BY THE ABOVE PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE AUTHORIZED BY LAW MUST APPEAR IN THIS AREA OF THE ACCOUNTS OF THIS MAP.