

TOWN OF ALPINE
ORDINANCE NO. 2023-09

TOWN BOUNDARIES

**AN ORDINANCE ANNEXING CERTAIN LAND TO THE TOWN OF ALPINE AND
APPROVING THE REHMAN HAFEEZ ANNEXATION TO THE TOWN OF ALPINE**

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE:

STATE LAW. For state law as to power of towns to annex territory see W.S. § 15-1-402-15-1-406 (2017).

WHEREAS, Rehman Hafeez and Silver Star Communications, Inc. Owners of the property described herein as “Exhibit A” and depicted herein on the map “Exhibit B” have initiated proceedings for annexation into the Town of Alpine, Lincoln County, Wyoming pursuant to W.S. § 15-1-403.

Section 1. That the Town of Alpine hereby finds as follows:

(a) The Notice of Hearing on the proposed annexation was published in the Star Valley Independent not less than fifteen (15) days prior to the date of the public hearing; and

(b) That an accurate annexation map of said property accompanies this ordinance; and

(c) That the annexation of the area hereinafter described is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Alpine; and

(d) That the area sought to be annexed will constitute a natural, geographical, economic and social part of the Town of Alpine; and

(e) That the area is a logical and feasible addition to the Town and that the extension of basic services continually available in the Town of Alpine can be furnished to the area sought to be annexed; and

(f) That the Governing Body is prepared to issue such franchises as are necessary to public electric utilities 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 all real property as described herein shall be, and the same hereby is, annexed into the Town of Alpine, Lincoln County, Wyoming, and the boundaries of the Town of Alpine corporate municipal limits are hereby extended and changed to include said tract of land

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LINCOLN COUNTY FEES: \$36.00 PAGE 1 OF 9
BOOK: 1104 PAGE: 242 ORDINANCE
APRIL BRUNSKI, LINCOLN COUNTY CLERK



described in Exhibits A and B, attached, and incorporated herein. Upon adoption of this Ordinance, said real property shall be zoned as Mixed Residential Commercial (MRC) and such designation shall be shown upon the official zoning map of the Town of Alpine, Wyoming.

Section 3: In accordance with the requirements of W.S. § 15-1-406, the Alpine Town Clerk shall file with the Lincoln County Clerk a map of the area annexed hereunder together with a copy of this Ordinance approved by the Governing Body of the Town of Alpine so that the corporate municipal boundaries of the Town of Alpine can be extended and changed to include said land and the same shall be reflected in the official real property records of Lincoln County, Wyoming.

Section 4: Annexation of the real property as described herein shall not terminate any covenants, conditions or restrictions of record. The real property within the annexed area is still subject to any homeowners or property owners' association fees levied by the homeowners or property owner associations or entities of record.

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: This Ordinance shall become effective on the passage of the 3rd and final reading not less than twenty (20) business days following the public hearing on December 5th, 2023.

Section 7: This ordinance passed and approved on the following dates:

Passed First Reading this 5th day of December 2023

VOTE: 5 Yea, 0 No, 0 Abstain, 0 Absent

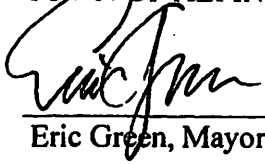
Passed Second Reading this 19th day of December 2023

VOTE: 4 Yes, 1 No, 0 Abstain, 0 Absent

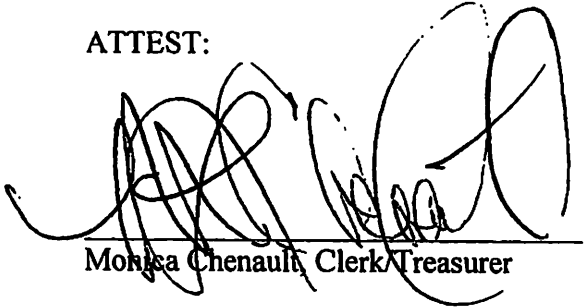
Passed on Third and Final Reading this 16th day of January 2024

VOTE: 4 Yes, 1 No, Abstain, Absent

TOWN OF ALPINE


Eric Green, Mayor

ATTEST:


Monica Chenault, Clerk/Treasurer



ATTESTATION OF THE TOWN CLERK

STATE OF WYOMING)
COUNTY OF LINCOLN)
TOWN OF ALPINE)

I hereby certify that the forgoing Ordinance No 2023-09 shall be duly posted for ten (10) days in the Town Office.

I further certify that the foregoing Ordinance will be posted on the Town website in final form, upon its passing and approved by the Town Council as soon as is practicable.

I further certify that the forgoing Ordinance was duly recorded in the BOOK OF ORDINANCES VI, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

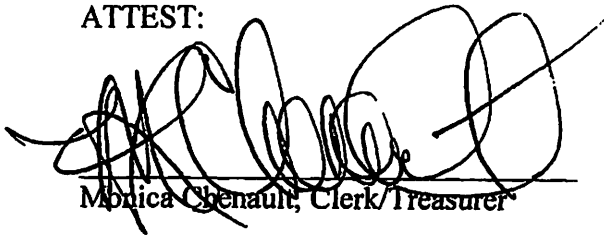

Monica Chenault, Clerk/Treasurer



EXHIBIT A

**Raymond Hafeez Annexation
Legal Description**

**DESCRIPTION FOR
HAFEEZ ANNEXATION TO THE TOWN OF ALPINE**

To-wit: - -

That part of the SE1/4SW1/4 of Section 20, T37N R118W, Lincoln County, Wyoming, being all of those tracts of record in the Office of the Clerk of Lincoln County in Book 95 of Photostatic Records on page 340 and in Book 439 of Photostatic Records on page 5, described as follows:

BEGINNING at the northwest corner of said SE1/4SW1/4;

thence N89°-57'-00"E, 219.50 feet, along the north line of said SE1/4SW1/4, to the northwest spike of Lot 1 of Zyland Subdivision, of record in the Office of the Clerk of Lincoln County with Accession No. 911635;

thence S00°-03'-24"E, 30.00 feet, along the west line of said Lot 1, to a point on the south right-of-way line of Old Alpine County Road No. 12-100;

thence S08°-10'-37"E, 283.39 feet, along said west line, to the southwest point of said Lot 1, identical with the northwest point of Elk Meadows Addition to the Town of Alpine, of record in said Office with Accession No. 1022706;

thence continuing S08°-10'-37"E, 265.39 feet, along the west line of said Elk Meadows Addition, to the southwest point thereof;

thence N89°-59'-36"E, 341.64 feet, along the south line of said Elk Meadows Addition, to the southeast point thereof on the westerly right-of-way line of U.S. Highway 26, at the beginning of a non-tangent circular curve to the right whose radius bears S79°-26'-08"W;

thence southeasterly, 121.42 feet, along the arc of said curve, through a central angle of 02°-30'-59", with a radius of 2764.77 feet, and a chord bearing S09°-18'-23"E, 121.41 feet, to Station 2413+59.78 BK=1924+48.38 AH;

thence S08°-04'-00"E, 340.05 feet, along said westerly right-of-way line, to the southeast point of said tract in Book 439, identical with the northeast point of Lot 188 of Alpine Meadows Subdivision, of record in said Office with Accession No. 911176, said Lot 188 also known as Wintergreen Drive;

thence S89°-59'-36"W, 704.42 feet, along the south line of said tract in Book 439, identical with the north line of said Lot 188, and the north line of Lot 187 of said Alpine Meadows, in part, to the southwest point of said tract in Book 439, on the east line of Lot 179 of said Alpine Meadows, said east line being identical with the west line of said SE1/4SW1/4;

thence N00°-07'-12"W, 1029.55 feet, along said west line, identical with the east line of Lots 179, 178, 177, and 176 of said Alpine Meadows, to the **CORNER OF BEGINNING**;

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Town/Alpine/Hafeez Annexation

"Modification in any way of the foregoing description terminates liability of the surveyor"

Professional Surveyors
L. A. SCHERBEL
Registration No. 3889
Surveyor No. 372111
Registration No. 6026
L. W. A. SCHERBEL
Registration No. 5399
L. F. SCHERBEL
Registration No. 11810
Registration No. 13493
Registration No. 1223
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Wyoming

**DESCRIPTION FOR
HAFEEZ ANNEXATION TO THE TOWN OF ALPINE**

ENCOMPASSING an area of 10.42 acres, more or less;

the BASE BEARING for this survey is the north line of the S1/2SW1/4 of Section 20, T37N R118W, being N89°-57'-00"E;

each "corner" found as described in the Corner Record filed in the Office of the Clerk of Lincoln County;

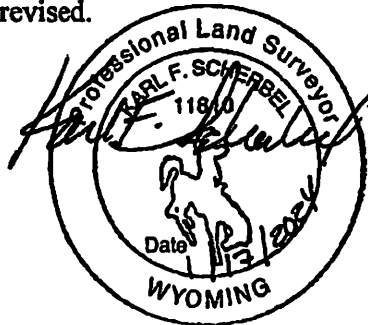
each "spike" marked by a 3/8" X 12" steel spike referenced by a 5/8" X 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

each "point" marked by a 5/8" X 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

each "station" marked by a 6" X 6" concrete post with brass marker inscribed, "STATE HIGHWAY DEPT. R.O.W. MARKER", with appropriate details;

all in accordance with that plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "HAFEEZ ANNEXATION TO THE TOWN OF ALPINE WITHIN THE SE1/4SW1/4 SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 17 January 2024, as revised.

17 January 2024

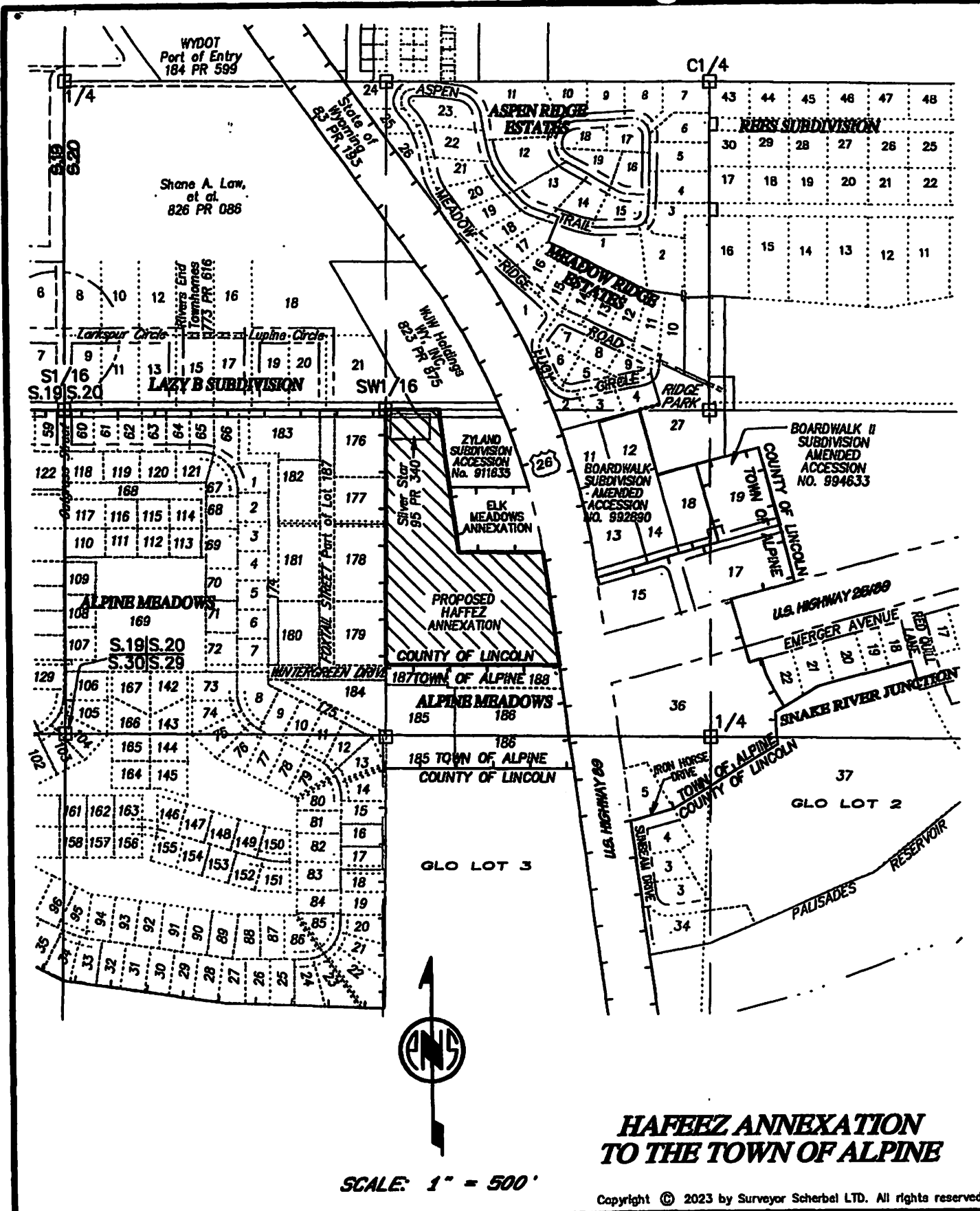


Professional Land Surveyors
CHRISTINA SCHERBEL
Wy Registration No 3889
Idaho Registration No 372111
Mont Registration No. 8026
MARI OWEN A SCHERBEL
Wy Registration No 5368
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Idaho Registration No 13493
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Surveyor Scherbel, LTD
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EXHIBIT B

REHMAN HAFEEZ ANNEXATION

Map



HAFEZ ANNEXATION TO THE TOWN OF ALPINE

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DATE: 19 September 2023
 DRAWN BY: Karl F. Scherbel
 CALCULATED BY: Karl F. Scherbel
 CATEGORY/PORT: Town/Alpine/Annex.
 FIELD BOOK:
 COMPUTER FILE: HafezAnnexExhibit.pro



SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 885-9319;
 ALPINE, WY TEL. 885-9316; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 778-5930