

RECORDED JULY 22, 1980 BK 250 PG 96 NO. 795493 MARGARET LEWIS, COUNTY CLERK

MEMORANDUM OF NOTICE OF SPECIAL ASSESSMENT

WHEREAS, the Woodland Hills Improvement and Service District as created by resolution of the Board of Directors of Sheridan County, Wyoming, on the 18th day of October, 1978; and

WHEREAS, such Improvement District contains the lands hereinafter described as Exhibit "A", a copy of which is attached hereto and incorporated herein; and

WHEREAS, a special assessment was approved by the land owners within such Improvement District pursuant to the Bylaws and rules and regulations of such District and pursuant to the laws of the State of Wyoming which special assessment constitutes an annual obligation against said lands, the terms of which are contained in the files of the County Commissioners of Sheridan County, Wyoming;

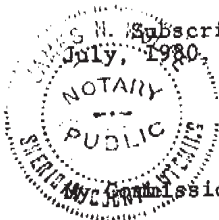
NOW, THEREFORE, this Memorandum is executed to give notice of such special assessment as set forth in Resolution No. 1 for special assessment of Woodland Hills Improvement and Service District, a copy of which is attached hereto and incorporated herein as Exhibit "B".

Dated this 8th day of May, 1979.

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

GERALD PELESKY, Secretary  
WOODLAND HILLS IMPROVEMENT &  
SERVICE DISTRICT

Subscribed and sworn to before me this 19th day of July, 1980.



James H. Wolfe  
Notary Public

Commission expires: July 12, 1980.

EXHIBIT "B"

RESOLUTION NO. 1

FOR SPECIAL ASSESSMENT

WOODLAND HILLS IMPROVEMENT AND SERVICE DISTRICT

WHEREAS the Board of Directors have been requested by the property owners within the District to prepare a special assessment for the purposes of the construction of roads and bridges within the District.

WHEREAS the Board of Directors have secured a commitment for financing from the Wyoming Farm Loan Board in the form of a Joint Powers Loan not to exceed \$300,000 at an interest rate of 5½% for a term of 20 years

WHEREAS the Board of Directors are securing financial commitments from adjoining landowners to recoup a portion of cost of construction and engineering for portions of District roads used by the adjoining landowners.

WHEREAS the Board of Directors have obtained preliminary approval by the Wyoming Attorney General's office of the documents required for the formation of the Joint Powers Board, for the Loan Agreement and for the adjoining landowner's repayment.

IT IS, THEREFORE, HEREBY RESOLVED by the Board of Directors of the Woodland Hills Improvement and Service District that an INTENT TO PROVIDE FOR SPECIAL ASSESSMENT be declared as provided by Wyoming Statutes #18-12-116 and 117 and the District Rules and Regulations (Rule 2).

IT IS FURTHER RESOLVED that the estimated cost of the total project and obligations will be \$300,000 (as estimated by VTN WYOMING, INC., Consulting Engineers).

IT IS FURTHER RESOLVED that the "nature of the improvement(s) proposed" is to:

1. Design, engineer and construct in 1979 a bridge over the Little Goose Creek at the northwest corner of the Lattz Estate Subdivision. (South Road) Assessment A.
2. Design, engineer and construct in 1979 a roadway with gravel surface from U. S. 87 (State Highway) to the northern boundary of Woodland Hills 1st Addition. (South Road) Assessment A.
3. Design, engineer and construct in 1979 a roadway with gravel surface from the U. S. 87 (State Highway) along the north boundary of the District to the northeast corner of the District. (North Road) Assessment B.

J.P.A.-36 Exhibit E (1)

4. Design, engineer and construct in 1979 a bridge across a concrete lined irrigation ditch (North Road) Assessment B.
5. Design, engineer and construct in 1979 a roadway with gravel surface from the "North Road" to the terminus of the "South Road". (Loop Road) Assessment B.
6. Perform in 1979 water and sewer studies and prepare an intended assessment schedule for District-wide sewer and water. Assessment B.
7. Design, engineer and construct, in 1980, asphaltic surfacing on the North, South, and Loop roads. Assessment C.

IT IS FURTHER RESOLVED that the "extent of the District to be improved" is that all public roadway right-of-ways that provide access to the land within the district will be safer to travel and, with an engineered gravel surface, provide better year-round access for the landowners and general public until the asphalt surfacing is completed.

IT IS FURTHER RESOLVED that the "Probable Cost" for benefitting subdivisions or tracts is as follows:

- South Road - Benefitting Lattz Estate Subdivision; Woodland Hills 1st Addition; Terra Vista Subdivision; Mountain Sites Addition; The Jacobson Tract; and the Mortenson Tract. Assessment A.
- North Road - Benefitting (Proposed) High View Estates, the Marshall Property and (Proposed) Woodland Hills 2nd Addition (Pelesky, Tract) Assessment B.
- Loop Road - Benefitting the entire District but the cost thereof assigned wholly to the (Proposed) Woodland Hills 2nd Addition (Pelesky Tract). Assessment B.
- Water and Sewer Study - Benefitting the entire District but the costs thereof assigned wholly to the (Proposed) Woodland Hills 2nd Addition (Pelesky Tract). Assessment B.
- Engineering Woodland Hills 2nd Addition - Benefitting (Proposed) Woodland Hills 2nd Addition (Pelesky Tract). Assessment B.
- Asphalt Surfacing - All roads as a unit - benefitting entire district to be assessed to the entire district. Assessment C.

IT IS FURTHER RESOLVED that the probable cost of the improvements are as follows:

Assessment A

South Road	South Bridge	OVER 11,526	\$ 36,750	-	44,601
	Grading & Gravel	(CONST) UNDER 153	49,820	-	
Miscellaneous	Formation of District		3,095		

Total Assessment A \$ 89,665

Assessment B

North Road	North Bridge	\$ 25,250
	Revetment	28,000
	Grading & Gravel	27,090
Loop Road	Grading & Gravel	21,000
Miscellaneous	Formation of District	11,905
	Water and Sewer Study	4,000
	Engineering Woodland Hills 2nd Addition	31,000

Total Assessment B \$ 148,245

Assessment C

North Road Asphalt	\$ 25,800
South Road Asphalt	47,450
Loop Road Asphalt	20,000

Total Assessment C \$ 93,250

IT IS FURTHER RESOLVED that the "probable" special assessments based on the benefitting or assigned landowner proportion of the improvements is as follows:

Assessment A

Total = \$89,665  
 Yearly Assessment = \$7,503.11  
 (See lot and tract assessment schedule for individual lot assessments per year.)

Assessment B

Total = \$148,245  
 Yearly Assessment = \$12,405.04  
 (See lot and tract assessment schedule per individual lot and tract assessments per year)

2 (3)

## Assessment C

Total = \$93,250

Yearly Assessment = \$7,803.10

(See lot and tract assessment schedule for individual  
lot and tract assessments per year.)

IT IS FURTHER RESOVLED that unless the landowner exercises the 60 day  
option to pay in full as provided by Rule 1.4, the yearly assess-  
ment shall be for a 20-year period adjusted yearly based upon  
valuation, and collected yearly by the Sheridan County Treasurer.

Dated this 8th day of May, 1979.

## BOARD OF DIRECTORS

BY: Thomas B. Mulholland  
Thomas B. Mulholland, Board Member

BY: Gerald K. Pelesky  
Gerald Pelesky, Secretary

BY: \_\_\_\_\_  
Vance Satterfield

E(4)

# INDIVIDUAL LOT (TRACT) ASSESSMENT

SCHEDULE 1979

Tract/Lot	ASSESSMENT A			ASSESSMENT B			ASSESSMENT C			COMBINATION	
	Tot Assess - Yrly Assess	Total Assess	- Yrly Assess	Tot Assess - Yrly Assess	Total Assess	- Yrly Assess	Tot Assess - Yrly Assess	Total Assess	- Yrly Assess		
acobson Tract	\$ 347.76*		29.00*	-0-	-0-	\$ 572.93	-0-	47.93	\$ 347.76*	29.00*	
ortenson Tract	3,341.56		279.62	-0-	-0-				3,914.49	327.55	
altz Estate											
Lot 1	478.02*		40.00*	-0-	-0-	-0-	-0-	478.02		40.00*	
Lot 2A	239.01*		20.00*	-0-	-0-	-0-	-0-	239.01*		20.00*	
Lot 2B	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 3A	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 3B	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 4	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 5	478.02*		40.00*	-0-	-0-	-0-	-0-	478.02*		40.00*	
Mountain Site											
Lot 1	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 2	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 3	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 4	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
erra Vista											
Lot 1	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 2	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 3	241.40*		20.20*	-0-	-0-	-0-	-0-	241.40*		20.20*	
Lot 4	241.40*		20.20*	-0-	-0-	-0-	-0-	241.40*		20.20*	
Lot 5	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 6	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 7	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 8	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 9	261.71*		21.90*	-0-	-0-	-0-	-0-	261.71*		21.90*	
Lot 10	334.61*		28.00*	-0-	-0-	-0-	-0-	334.61*		28.00*	
Lot 11	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	
Lot 12	3,341.56		279.62	-0-	-0-	572.93	47.93	3,914.49		327.55	

(6)

Woodland Hills 1st									
Lot 1	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 2	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 3	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 4	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 5	161.21*	13.69*	-0-	-0-	-0-	-0-	161.21*	13.69*	
Lot 6	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 7	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 8	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 9	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Lot 10	3,341.56	279.62	-0-	-0-	572.93	47.93	3,914.49	327.55	
Marst 11 Property	-0-	-0-	\$32,042.66	\$ 2,756.62	14,469.20	1,210.77	47,411.86	3,967.39	
High New Estates	-0-	-0-	24,671.72	2,064.51	6,592.12	551.62	31,263.84	2,616.13	
Pelesky Tract (100)	-0-	-0-	90,630.62	7,583.91	57,292.50	4,794.27	147,923.12	12,378.18	
TOTAL	\$89,665.00	\$7,503.11	\$148,245.00	\$12,405.04	\$83,250.00	\$7,803.10	\$331,160.00	\$27,711.09	
Non Waiver Lots	Yearly Total \$233.00 or Total \$2,784.44								

## EXHIBIT A

The lands situated in the district are the Woodland Hills 1st and 2nd Additions, Terra Vista Subdivision, Lattz Estate Subdivision, Mountain Sites Subdivision, Jacobson Tract and Mortenson Tract. The lands are more particularly described as follows:

### Woodland Hills 1st Addition

Beginning at the SW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, T55N, R84W, Sheridan County, Wyoming, thence S70°06'E, 44.5 feet to a point; said point, also being the NE corner of the Lattz Estate Subdivision; thence N88°28'E, 1,243.4 feet to the SE corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N0°10'E, 1,241.9 feet; thence S83°11'W, 330.7 feet; thence N79°10'W, 482.9 feet; thence S7°50'E, 729.7 feet; thence S31°17'W, 401.7 feet; thence S4°49'W, 202.3 feet; thence S88°28'W, 310 feet; thence N70°06'W, 32.8 feet; thence West 20 feet; thence S0°59'E, 46 feet to the point of beginning.

### Woodland Hills 2nd Addition (Pelesky Tract)

Beginning at the SE corner Section 14, T55N, R84W, Sheridan County, Wyoming, thence N89°45'W, 783 feet to a point, said point being the NW corner Jacobson Tract; thence N89°55'W, 53 feet; thence N43°34'W, 215 feet; thence N11°18'E, 200 feet; thence N14°28'E, 262 feet; thence S89°52'W, 232 feet; thence S15°19'W, 101.8 feet; thence S43°19'W, 204.8 feet; thence N0°35'E, 390 feet; thence East 346.2 feet; thence N30°32'E, 157 feet; thence N87°35'E, 59 feet; thence N25°54'E, 181.8 feet; thence N3°35'E, 215 feet; thence N5°55'W, 110 feet; thence N48°55'W, 115 feet; thence S82°05'W, 109 feet; thence S52°35'W, 245 feet; thence S87°35'W, 140 feet; thence N0°35'E, 250 feet; thence N89°53'E, 725 feet; thence southeasterly to a point which is the NW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 14; thence N89°46'E, 1,328.5 feet; thence S0°10'W, 1,393.1 feet to a point, said point being the NE corner of Woodland Hills 1st Addition; thence S83°11'W, 330.7 feet; thence N79°10'W, 482.9 feet to a point, said point being the NW corner Woodland Hills 1st Addition; thence S7°50'E, 729.7 feet; thence S31°17'W, 401.7 feet; thence S4°49'W, 202.3 feet; thence S88°28'W, 310 feet; thence N70°06'W, 32.8 feet; thence West 20 feet to a point, said point being N0°59'W, 46 feet from the SE corner of the Mountain Sites Subdivision; thence N0°59'W, 316 feet to a point, said point being the NE corner of Mountain Sites Subdivision; thence S86°53'W, 20 feet; thence N0°59'W, 1,047 feet to the point of beginning.

### Terra Vista Subdivision

A tract of land located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, T55N, R84W, Sheridan County, Wyoming, described as follows: Beginning at the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; said point also being the SE corner of the Woodland Hills 1st Addition; thence S88°29'W, 1,243.6 feet along the south boundary of said Woodland Hills 1st Addition to a point; said point also being the NE corner of the Lattz Subdivision; thence S5°21'W, 739.1 feet along the east line of said Lattz Subdivision to the SE corner of said subdivision; thence S7°10'W, 387.8 feet; thence N60°30'E, 101.9 feet; thence N10°33'E, 562.4 feet; thence N85°45'W, 743.3 feet to the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N0°01'E, 861.4 feet to the point of beginning.

### Lattz Estate Subdivision

A tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, T55N, R84W, Sheridan County, Wyoming, described as follows: Beginning at the NE corner of SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 23; thence S70°06'E, 44.6 feet; thence S5°21'W, 739.1 feet; thence S82°36'W, 763.0 feet; thence N35°08'W, 453.5 feet; thence N88°16'W, 303.7 feet; thence N22°11'W, 260.7 feet; thence N6°03'E, 250 feet; thence N32°49'W, 137.3 feet; thence N61°03'E, 56.6 feet; thence S38°13'E, 298.0 feet; thence N86°52'E, 1,263.0 feet to the point of beginning.



Mountain Sites Addition

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, T55N, R84W, Sheridan County, Wyoming, described as follows: Beginning at a point S0°59'E, 1,047.0 feet from the N $\frac{1}{4}$  corner of said Section 23; thence N86°53'E, 20 feet; thence S0°59'E, 362.0 feet; thence S86°52'W, 1,188.2 feet; thence N18°56'E, 86.6 feet; thence N28°53'E, 297.10 feet; thence N15°04'E, 31.4 feet; thence N86°53'E, 981.9 feet to the point of beginning.

Jacobson Tract

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 23, T55N, R84W, Sheridan County, Wyoming, described as follows: Beginning at the N $\frac{1}{4}$  corner of said Section 23; thence S89°45'E, 20 feet; thence S0°59'E, 1,409 feet; thence S86°52'W, 1,188.2 feet; thence N18°56'E, 86.6 feet; thence N29°53'E, 297.1 feet; thence N15°04'E, 795.5 feet; thence N2°56'W, 367.8 feet; thence S89°45'E, 783 feet to the point of beginning.

Mortenson Tract

A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 23, T55N, R84W, Sheridan County, Wyoming, described as follows: Beginning at a point located N7°46'E, 1,273 feet from the SW corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 23; thence parallel to an existing concrete ditch N18°56'E, 86.6 feet; thence N28°53'E, 297.1 feet; thence N15°04'E, 795.5 feet; thence N2°56'W, 367.8 feet to a point on the North line of Section 23, said point being N89°34'W, 782.95 feet from the N $\frac{1}{4}$  corner, Section 23; thence N89°34'W, 960.1 feet to a point in the Little Goose Creek Channel; thence S5°52'E, 480.7 feet; thence S31°38'W, 260.4 feet; thence S19°33'W, 738 feet to a point in an access road; thence along said access road S83°36'E, 345 feet; thence N61°03'E, 369 feet; thence S38°13'E, 298 feet; thence N86°52'E, 84.8 feet to the point of beginning.