

ORDINANCE NO 2227

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an R-1 Residence District to a B-1 Business District; for the property located at 646 East 5th Street.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 Residence District to B-1 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1.

The following described land is hereby rezoned from an R-1 Residence District to a B-1 Business District, to wit:

A tract of land located in the SE1/4 SW1/4 of Section 23 and the east half of the NW1/4 of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming. Thereto, City of Sheridan, Wyoming.

Section 2.

That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3.

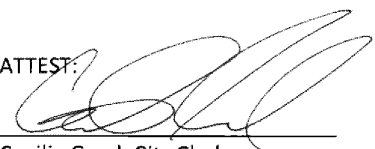
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

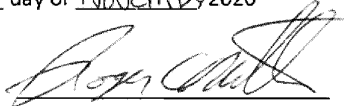
Section 4.

That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 2nd day of November 2020

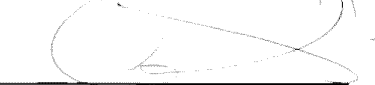
ATTEST:


Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

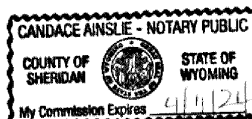

Roger Miller, Mayor

Subscribed and sworn to (or affirmed) before me this 2nd day of

November, 2020 by Roger Miller and Cecilia Good


Notary Public

My commission expires 4/11/24.



REZONE EXHIBIT

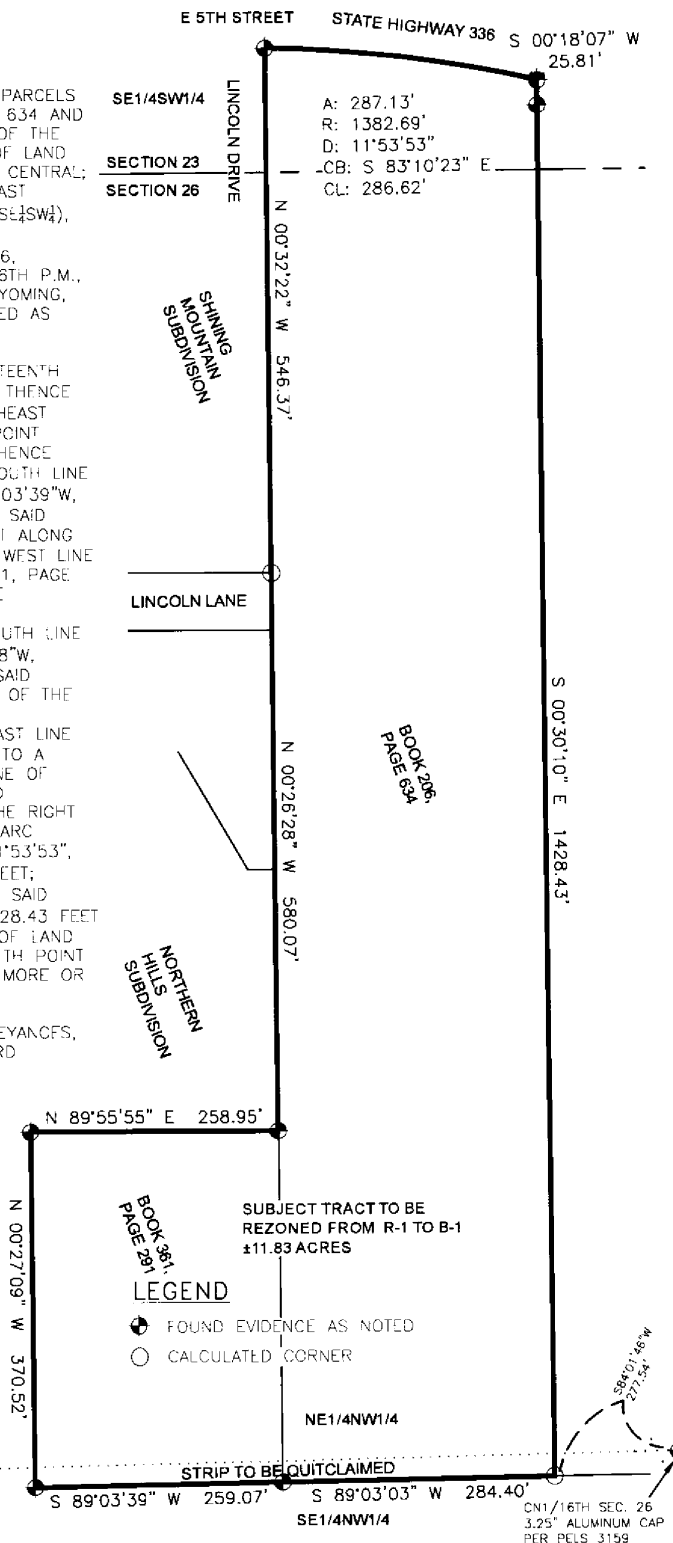
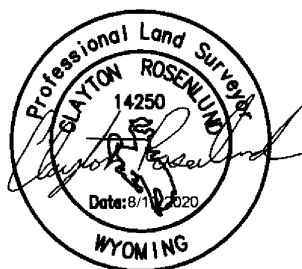
OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 23 AND THE EAST HALF OF THE NORTHWEST QUARTER (E $\frac{1}{2}$ NW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

LEGAL DESCRIPTION

A TRACT OF LAND BEING TWO SEPARATE PARCELS OF LAND DESCRIBED IN BOOK 206 PAGE 634 AND BOOK 361, PAGE 291 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A STRIP OF LAND TO BE QUITCLAIMED TO SHERIDAN GRAND CENTRAL; SUBJECT TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$), SECTION 23 AND THE EAST HALF OF THE NORTHWEST QUARTER (E $\frac{1}{2}$ NW $\frac{1}{4}$), SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-NORTH SIXTEENTH (CN1/16) CORNER OF SAID SECTION 26, THENCE S84°01'46"W, 277.54 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°03'03"W, 284.40 FEET ALONG THE SOUTH LINE OF SAID STRIP; THENCE CONTINUING S89°03'39"W, 259.07 FEET ALONG THE SOUTH LINE OF SAID STRIP; THENCE N00°27'09"W, 370.52 FEET ALONG THE WEST LINE OF SAID STRIP AND THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 361, PAGE 291 TO THE SOUTHWEST CORNER OF THE NORTHERN HILLS SUBDIVISION; THENCE N89°55'55"E 258.95 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE N00°26'28"W, 580.07 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF THE SHINING MOUNTAIN SUBDIVISION; THENCE N00°32'22"E, 546.37 FEET ALONG THE EAST LINE OF SAID SHINING MOUNTAIN SUBDIVISION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 336; THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.69 FEET, AN ARC LENGTH OF 287.13 FEET, A DELTA OF 11°53'53", AND A CHORD OF S83°10'23"E 286.62 FEET; THENCE S00°18'07"W, 25.81 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°30'10"E, 1428.43 FEET ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 206, PAGE 634 TO THE POINT OF BEGINNING CONTAINING 11.83 ACRES MORE OR LESS.

SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD



LEGEND

- FOUND EVIDENCE AS NOTED
- CALCULATED CORNER



BASE OF BEARINGS
 ARE US STATE PLANE,
 NAD 83, WYOMING EAST
 CENTRAL ZONE
 DISTANCES ARE GROUND
 (US SURVEY FEET)
 PAF 1.000235



Cannon Consulting LLC

Making
 every shot count

FOR:

SHERIDAN GRAND CENTRAL LLC
 SHERIDAN, WY

DATE: 8/10/20

Prepared by Cannon Consulting LLC (307) 752-0109