

ORDINANCE NO. 1936

AN ORDINANCE annexing a tract of land situated in the SW1/4 of Sec. 21, T56N R84W, 6th PM Sheridan County, Wyoming, and zoning said tract as R-1 Residence District and B-1 Business District.

WHEREAS System Land LLC, the sole owners thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan and have petitioned for the zoning thereof as R-1 Residence District and B-1 Business District; and

Whereas the Planning Commission of the City of Sheridan has recommended to the City Council that said tracts of land be annexed to the City, and that the same be zoned R-1 Residence District and B-1 Business District; and

Whereas the City Council after a public hearing thereon has determined the annexation of said tract which, are adjacent to the City, and the zoning thereof as R-1 Residence District in the northernmost part of the tract and B-1 Business District in the southernmost 600 feet of the tract, would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; and that the urban development of the area would constitute a natural, geographical, economic and social part of the City, and a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; now therefore,

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

Section 1. That the following described tracts of land are hereby annexed into the City of Sheridan, to wit:

A tract of land situated in the SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 21, said point being the true point of beginning of this tract; thence N88°06'29"E, 1407.96 feet along the north line of said SW1/4 to a point, said point lying on the proposed east right-of-way line of Mydland Road (AKA County Road No. 80); thence S02°11'59"W, 60.45 feet along said proposed east right-of-way line to a point, said point being the northwest corner of Holly Ponds Planned Unit Development Unit No. Seven; thence S02°11'59"W, 277.24 feet along the west line of said Holly Ponds Planned Unit Development Unit No. Seven to a point; thence S00°21'16"E, 280.88 feet along said west line of Holly Ponds Planned Unit Development Unit No. Seven to a point; thence S87°48'01"E, 22.48 feet along said proposed east right-of-way line of Mydland Road (AKA County Road No. 80) to a point; thence S02°11'59"W, 15.97 feet along said proposed east right-of-way line to a point; thence through a curve to the left having a radius of 2789.79 feet, a central angle of 02°40'50", an arc length of 130.52 feet, a chord bearing of S00°51'34"W, and a chord length of 130.51 feet along said proposed east right-of-way line to a point; thence S89°31'09"W, 19.00 feet along said proposed east right-of-way line to a point; thence S00°21'04"E, 1,191.48 feet along said east right-of-way line to a point, said point lying on the northerly line of a tract of land described in Book 442 of Deeds, Page 89; thence S59°05'11"E, 353.90 feet along said northerly line described in Book 442 of Deeds, Page 89 to a point; thence S01°51'57"W, 80.04 feet along the easterly line of said tract described in Book 442 of Deeds, Page 89 to a point; thence S35°00'31"W, 94.65 feet along said easterly line of said tract described in Book 442 of Deeds, Page 89 to a point; thence S01°42'29"E, 190.73 feet along said easterly line of said tract described in Book 442 of Deeds, Page 89 to a point, said point lying on the north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330); thence S88°26'26"W, 127.74 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N01°35'59"W, 10.00 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No.

330) to a point; thence S88°24'01"W, 100.00 feet along said north right-of-way line of the West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N60°33'56"W, 17.46 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N01°35'59"W, 30.00 feet along said north right-of-way line of the West Fifth Street (AKA Wyoming State Highway No. 330), said point lying on the east right-of-way line of Mydland Road (AKA County Road No. 80) to a point; thence S88°24'01"W, 76.00 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point, said point lying on the proposed west right-of-way line of Mydland Road (AKA County Road No. 80); thence S01°35'59"E, 30.00 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence S44°56'54"W, 26.17 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence S88°24'01"W, 333.38 feet along said north line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N03°32'20"E, 13.97 feet along said north line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence S88°27'16"W, 976.54 feet along said north line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point, said point lying on the west line of said SW1/4; thence N00°14'28"W, 2470.82 feet along said west line of the SW1/4 to the point of beginning of said tract.

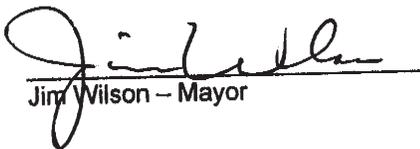
Said Tract Contains 82.16 acres of land, more or less.

Basis of Bearings is Wyoming State Plane East (East Central Zone).

Section 2. That the southernmost portion of this tract, including the 2.7 acres on the east side of Mydland Road (AKA County Road No. 80) and that portion of the tract on the west side of Mydland Road (AKA County Road No. 80) within 600 feet of West Fifth Street (AKA Wyoming State Highway No. 330), is hereby zoned as B-1 Business District and the remainder of the tract is hereby zoned as R-1 Residence District.

Section 3. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this 15th day of December, 2003.


Jim Wilson - Mayor

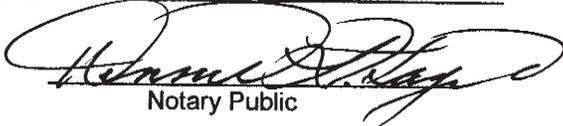
ATTEST:


Arthur Elkins - City Clerk/Treasurer


State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this 16th day of

December, 2003 by Mayor Jim Wilson



Notary Public

My commission expires 10/17/2006

