

## ORDINANCE NO 2057

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone a tract of land situated in the E1/2SW1/4 and the W1/2SE1/4 of Section 2, and W1/2NE1/4 & E1/2NW1/4 of Section 11, Township 55 North, Range 84 West, 6<sup>th</sup> Principal Meridian, City of Sheridan, Sheridan County, Wyoming, more particularly described in Section 1, from a R-1 Residence District to a HE Higher Education District.

Whereas Sheridan College, is the owner of the following described land and have petitioned the City Council to rezone the same from a R-1 Residence District to a HE Higher Education District, and the Planning Commission of the City of Sheridan having recommended to the City Council that said zoning change be made; and a public hearing having been held thereon by the City Council;

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

Section 1. The following described land (see Exhibit 'A') is hereby rezoned from a R-1 Residence District to a HE Higher Education District, to wit:

A TRACT OF LAND SITUATED IN THE E1/2SW1/4 AND THE W1/2SE1/4 OF SECTION 2, W1/2NE1/4 AND THE E1/2NW1/4 OF SECTION 11, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6<sup>TH</sup> P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE S65°39'14"W, 202.48 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 221 OF DEEDS, PAGE 223 AND LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478; THENCE S00°34'22"W, 410.92 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 403 OF DEEDS, PAGE 117 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 403 OF DEEDS, PAGE 117; THENCE N88°14'40"W, 379.61 ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 403 OF DEEDS, PAGE 117 TO A POINT; THENCE N71°07'11"W, 96.05 FEET ALONG SAID SOUTH LINE TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2062.20 FEET, A CENTRAL ANGLE OF 06°52'21", AN ARC LENGTH OF 247.36 FEET, A CHORD BEARING OF S22°18'59"W AND A CHORD LENGTH OF 247.21 FEET TO A POINT; THENCE S25°45'15"W, 430.44 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1982.20 FEET, A CENTRAL ANGLE OF 12°30'08", AN ARC LENGTH OF 432.53 FEET, A CHORD BEARING OF S19°30'11"W, AND A CHORD LENGTH OF 431.67 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 398 OF DEEDS, PAGE 686; THENCE DUE EAST, 2103.20 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N74°01'49"E, 335.71 FEET ALONG SAID SOUTH LINE TO A POINT LYING ON THE EAST LINE OF SAID W1/2NE1/4 OF SECTION 11, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 398 OF DEEDS, PAGE 686; THENCE N01°53'43"W, 983.50 FEET ALONG THE EAST LINE OF SAID W1/2NE1/4 AND EAST LINE OF SAID TRACT DESCRIBED IN BOOK 398 OF DEEDS, PAGE 686 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 398 OF DEEDS, PAGE 686; THENCE N01°53'43"W, 414.41 FEET ALONG SAID EAST LINE OF THE W1/2NE1/4 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID W1/2NE1/4; THENCE N00°15'52"E, 1352.99 FEET ALONG THE EAST LINE OF SAID W1/2SE1/4 OF SECTION 2 TO A POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 154 OF DEEDS, PAGE 165, SAID POINT ALSO LYING ON THE SOUTH LINE OF BRUNDAGE PLACE ADDITION; THENCE N89°30'50"W, 1781.54 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 154 OF DEEDS, PAGE 165 AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 119 OF DEEDS, PAGE 523 TO A POINT, SAID POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87, SAID POINT BEING S89°30'50"E, 1.55 FEET FROM A HIGHWAY REFERENCE MONUMENT (STATION 118+85.48); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 2506.49 FEET, A CENTRAL ANGLE OF 08°39'51", AN ARC LENGTH OF 379.03 FEET, A CHORD BEARING OF

S06°12'28"W, AND A CHORD LENGTH OF 378.67 FEET TO THE POINT, SAID POINT BEING A HIGHWAY RIGHT OF WAY MONUMENT (STATION 122+75.92); THENCE S01°53'14"W, 636.07 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478; THENCE S89°22'12"E, 361.36 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478; THENCE S00°34'22"W, 450.01 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 205 OF DEEDS, PAGE 478 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 121.29 ACRES OF LAND MORE OR LESS.

A TRACT OF LAND SITUATED IN THE E1/2SW1/4 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6<sup>TH</sup> P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

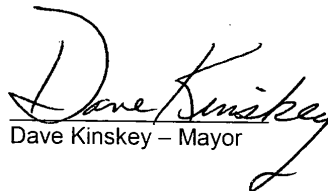
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE N33°32'23"W, 1152.50 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87 AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 121 OF DEEDS, PAGE 253; THENCE N89°10'23"W, 610.13 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 121 OF DEEDS, PAGE 253 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE N01°03'55"W, 425.00 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF BRUNDAGE PLACE ADDITION; THENCE S88°48'59"E, 658.26 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 347 OF DEEDS, PAGE 522 TO A POINT; SAID POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 2621.49 FEET, A CENTRAL ANGLE OF 08°08'44", AN ARC LENGTH OF 372.68 FEET, A CHORD BEARING OF S05°57'12"W, AND A CHORD LENGTH OF 372.37 FEET TO A POINT; THENCE S01°45'55"W, 49.80 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

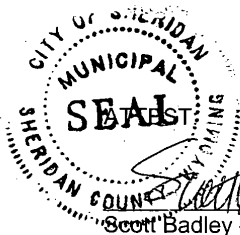
SAID TRACT CONTAINS 6.10 ACRES OF LAND MORE OR LESS

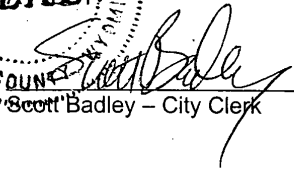
Section 2. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

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 \_\_17th\_\_ day of \_\_November\_\_, 2008

  
Dave Kinskey – Mayor



  
Scott Badley – City Clerk

## ACKNOWLEDGEMENT

STATE OF WYOMING       )  
  ) ss.  
COUNT OF SHERIDAN       )

This foregoing instrument was acknowledged before me this 25th day of  
November, 2008 by Dave Kinskey and  
Scott Badley.

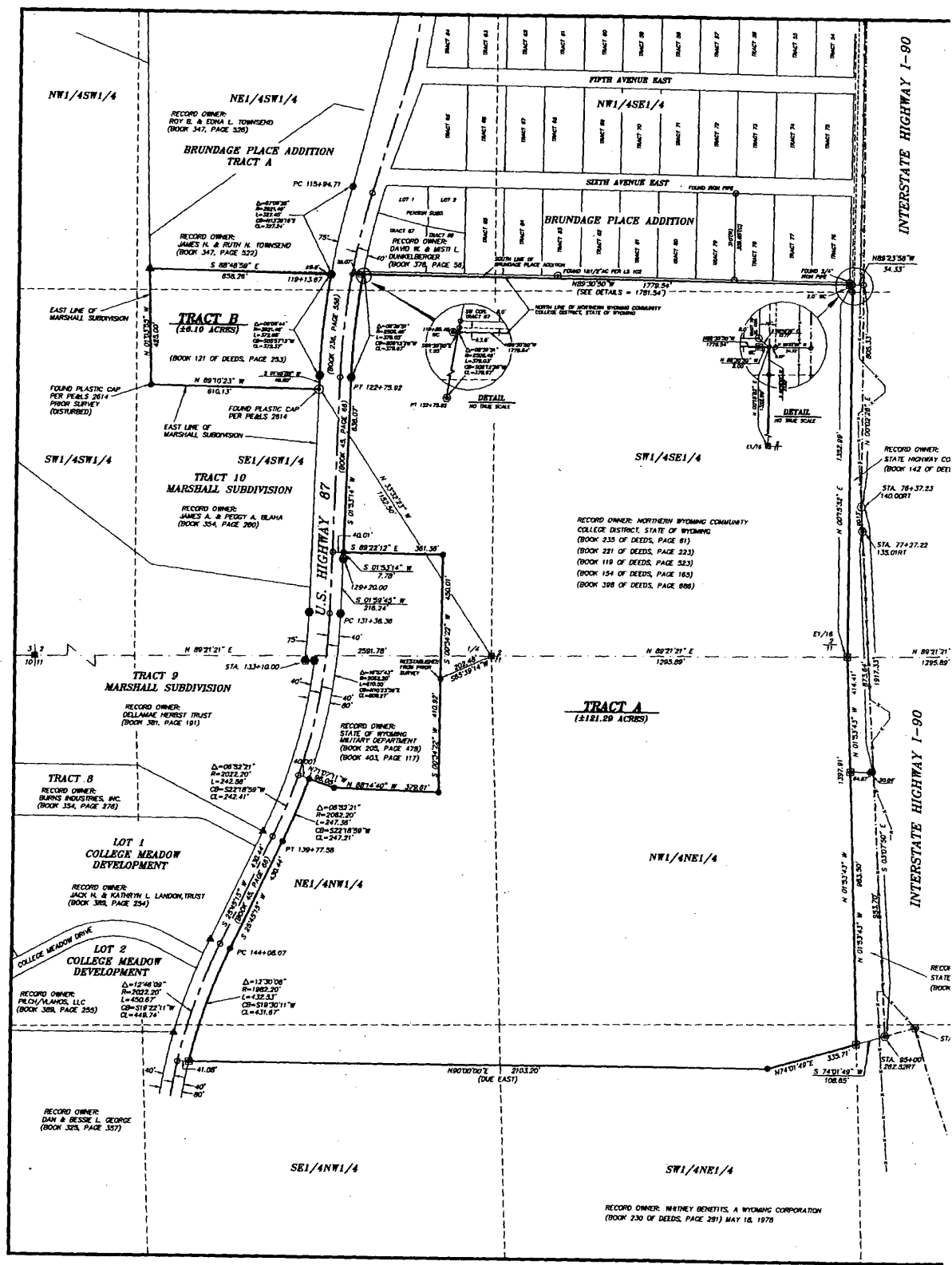
Witness my hand and official seal.

Brenda K. Williams  
Notary Public



My Commission Expires \_\_\_\_\_





# 222