631621 ORDINANCE BOOK 503 PAGE 0396 RECORDED 01/30/2009 AT 03:55 PM AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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, 6th 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^{TH} P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE \$65°39'14"W. 202.48 FEET TO THE POINT OF BEGINNING OF \$AID 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, $6^{\rm TH}$ 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

Coun♥️/dl/ '''8cott'Badley

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

<u>Section 3</u>. 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

ACKNOWLEDGEMENT

STATE OF WYOMING			
COUNT OF <u>SHERIDAN</u>)	SS.		
This foregoing instrume	ent was ac	knowledged before r	me this 25th day of
November ,	2008 by _	Dave Kinskey	and
Scott Badley .			·
Witness my hand and official s	eal.		
Buran Striblian			
Notary Public /			
My Commission Expires		BRENDA K. WILLIAMS - N County of Shortdan By Commission Expires No	State of Wyoming

LEGAL DESCRIPTION FOR "TRACT B"

YON OF W 4GE 584)

95+00 150RT



SCALE: 1"= 200 WAGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE).

LEGAL DESCRIPTION FOR "TRACT A"

A TRACT OF LAND STRATED WITHE E1/2581/4 AND THE 11/2581/4 OF SECTION 2, 111/2582/5 AND THE E1/25811/4 OF SECTION 11, TOWNSEP 55 MORTH, RANCE 64 1883. 61 PL M. SECTION COUNTY, SYDWING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

2 1 S SITE'S < LOCATION MAP

- 1 711 SET 3&1/4" ALUMINUM CAP PER LS 2615 SET 1&1/2" ALUMINUM CAP PER LS 2615 FOUND 381/4" ALUMINUM CAP PER LS 2615 FOUND BRASS CAP PER LS 102 FOUND 12:1/2" ALUMINUM CAP PER LS 700 FOUND 12:1/2" ALUMINUM CAP PER LS 26:15 FOUND CORNER AS NOTED NOT FOUND/NOT SET/CALCULATED POSITION 000 • VE1/4NE1/4 MEASURED (c) CALCULATED (WC) BRUNDAGE PLACE ADDITION BOUNDARY ----- NO ACCESS LINE ____ LOT LINE ___ . ___ . ___ SECTION LINE ____ MTERIOR SECTION LINE

NOTE:

- I. EXISTING OR RECORDED EASEMENTS FOR TRACT A AND TRACT B ARE NOT SHOWN ON THUS DRAWING.
- SEE PLAT FOR ANNEXATION OF TWO TRACTS TO THE CITY OF SHERIDAN. FILED IN DRAMER A. PLAT NO. 204. IN THE SHERIDAN COUNTY CLERKS OFFICE, SHERIDAN COUNTY COURTHOUSE.
- 3. RIGHT-OF-WAY BETWEEN THE CENTERLINE OF U.S. HIGHWAY 87 AND THE EASTERLY RIGHT-OF-WAY LIME OF U.S. HIGHWAY 87 (MESTERLY LINE OF TRACT A) TO BE DEEDED TO THE WYOMING DEPARTMENT OF TRANSPORTATION.

CERTIFICATE OF RECORDER

STATE OF MYCHING BE COUNTY OF SHERBDAH AND FIELD IN DRINKER A PLAT MARKER 222 STREAMENT IN. 369 599
FEE S & S. Dale R. Rewlings

SURVEYOR'S CERTIFICATE

STATE OF BYTOMING : 88 COUNTY OF SHERBOAN

THAT IS WILD DICY F PROT HAS DOWNERS OF SERVING BOXED AND DATED

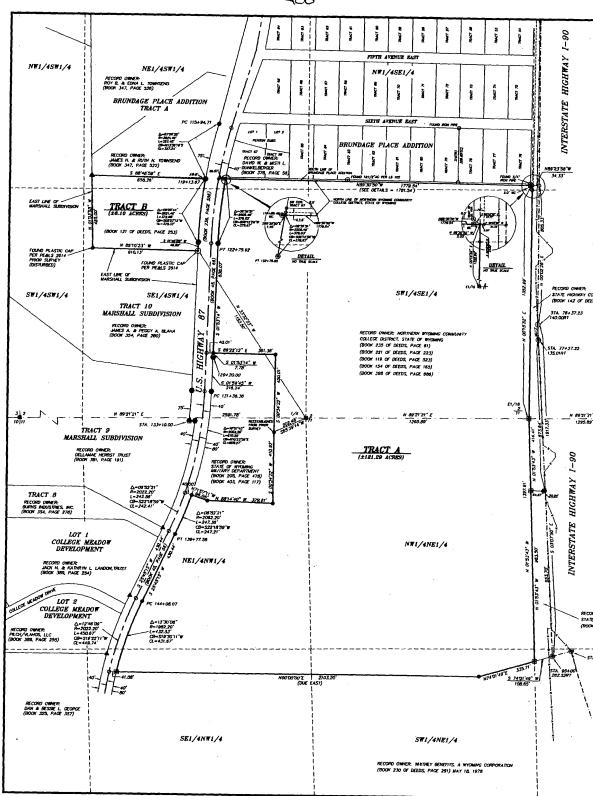
SEI/4NEI/4

RECORD OF SURVEY
FOR

NORTHERN WYOMING COMMUNITY COLLEGE

CLIENT: MORTHERN WYOMING COMMUNITY COLLEGE

LOCATION: E1/25W1/4 & W/5251/4 OF SECTION 1, TOMPSHIP 55 MORTH,
RANGE 84 WEST, 6TH P.M. SHERMOAN COUNTY, WYOMING.



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