

**CITY OF SHERIDAN  
RESOLUTION 31-21**

A RESOLUTION vacating .32 acres of the alley right-of-way, located adjacent to the east of 545 N. Sheridan Ave. in the Sheridan Land Company's Additions Subdivision.

**Whereas**, the property owner at 545 N. Sheridan Ave. adjacent to the alley ROW has petitioned the City Council requesting that the alley right-of-way be vacated; and

**Whereas**, this request for a right-of-way vacation meets the requirements of Sheridan City Code §205;

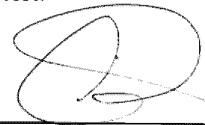
**Now, therefore, be it resolved by the City Council of the City of Sheridan:**

That alley adjacent to 545 N. Sheridan Ave., located in the Sheridan Land Company's Addition Subdivision to the City of Sheridan, is hereby vacated.

Passed, approved and adopted this \_\_\_\_19th\_\_\_\_ day of \_ July 2021


  
Richard Bridger, Mayor

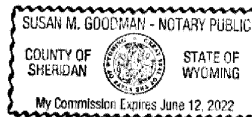
Attest:

  
Cecilia Good, City Clerk Candace Anselio, Assistant

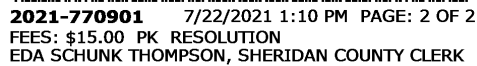
State of Wyoming )  
                              )SS  
County of Sheridan )

Subscribed and sworn to (or affirmed) before me this 22 day of  
July, 2021 by Richard Bridger.

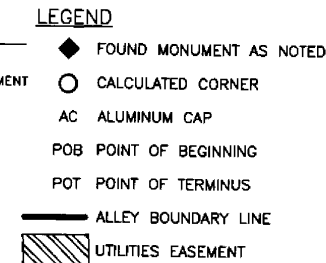
  
Notary Public



My commission expires 6-12-22.



OF THE VACATION OF A TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 44, SHERIDAN LAND COMPANY'S ADDITION, CITY OF SHERIDAN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW4), SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING  
TOTAL AREA: ±6999 SQUARE FEET AND  
A UTILITIES EASEMENT BEING THE EAST HALF OF SAID VACATED ALLEY

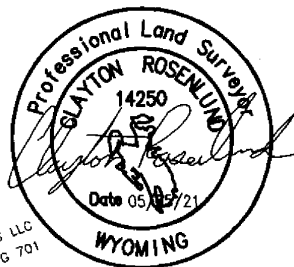


### EASEMENT LEGAL DESCRIPTION

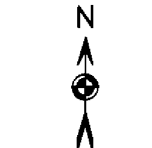
A UTILITIES EASEMENT BEING THE EAST TEN (10) FEET OF THE VACATED PORTION OF THE TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 5, 6, 7, 8, 9, 10 AND 11 OF BLOCK 44, SHERIDAN LAND COMPANY'S ADDITION, CITY OF SHERIDAN; SUBJECT EASEMENT LYING TEN (10) FEET WEST OF THE FOLLOWING DESCRIBED ALLEY EAST LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11, BEING MONUMENTED WITH A 2" AC PELS 3159 THEREIN, BEING THE POINT OF BEGINNING OF THE WEST LINE, THENCE N 89°53'48" E, 20.00 FEET TO THE WEST LINE, OF A TRACT OF LAND DESCRIBED IN BOOK 559 PAGE 701 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK SAID POINT BEING THE POINT OF BEGINNING OF SAID EAST LINE; THENCE N 00°05'47" W, 99.94 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED BY BOOK 559 PAGE 701; THENCE N 00°08'50" W, 99.94 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 549, PAGE 192 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 89°03'43" E, 150.00 FEET TO THE POINT OF BEGINNING OF SAID EAST LINE; THENCE N 89°53'47" E, 20.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5, SUBJECT EASEMENT CONTAINING AN AREA OF ±3500 SQUARE FEET.

SURVEYOR'S CERTIFICATE:  
I, CLAYTON ROSENBLUND, DO  
HEREBY CERTIFY THAT THIS  
EXHIBIT REPRESENTS A SURVEY  
PERFORMED BY ME OR UNDER  
MY DIRECT SUPERVISION:



STONEMILL  
PROPERTIES LLC  
BK 559 PG 701



SCALE: 1"=40'

BASIS OF BEARINGS IS  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
PAF:1.000235

**ALLEY AREA TO BE VACATED LEGAL DESCRIPTION**

A TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 44, SHERIDAN LAND COMPANY'S ADDITION, CITY OF SHERIDAN, LOCATED IN THE SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 BEING MONUMENTED WITH A 2" AC. PELS 3159 AND BEING THE POINT OF BEGINNING OF SAID ALLEY, THENCE: N 0°05'47" W, 99.93 FEET ALONG THE EAST LINE OF LOTS 11&10; THENCE N 0°08'50" W, 99.94 FEET ALONG THE EAST LINE OF LOTS 8&9; THENCE N 0°05'53" W, 150.00 FEET ALONG THE EAST LINE OF LOTS 5, 6 AND 7 TO THE NORTHEAST CORNER OF SAID LOT 5, THENCE N 89°53'07" E, 20.00 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 549 PAGE 192 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 0°05'53" E, 150.00 FEET ALONG SAID WEST LINE; THENCE S 0°08'50" E, 99.94 FEET ALONG SAID WEST LINE; THENCE S 0°05'47" E, 16.97 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 559, PAGE 701; THENCE S 0°05'47" E, 82.97 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 559, PAGE 701; THENCE S 89°53'48" W, 20.00 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF :±6993 SQUARE

FOR: FIRST CHOICE BUILDERS  
251 S THURMOND ST  
SHERIDAN WY 82801

DATE: 5/04/21

Prepared by Cannon Consulting LLC (307)752-0109

**NO. 2021-770901 RESOLUTION**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN 55 GRINNELL PLZ  
SHERIDAN WY 82801-3930