

**ORDINANCE NO 2061**

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, rezoning the project area in the SE1/4NW1/4, SW1/4NE1/4, ESW1/4 of Section 3, and the NW1/4NE1/4 of Section 10, T55N, R84W more particularly described in Section 1, from an R-1 District to a Planned Unit Development District.

Whereas Conceptual Plans and Conceptual Design Reports for the Morrison Ranch Planned Unit Development have been approved by the City Council; and

Whereas the boundaries of those Planned Unit Development Districts and their general use restrictions shall be noted on the Official Zoning Map of the City; therefore

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

Section 1. The following described land is hereby rezoned from an R-1 District to a Planned Unit Development District, to wit:

**LEGAL DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED NBP LLC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

A TRACT OF LAND SITUATED IN THE SE1/4NW1/4, SW1/4NE1/4, E SW1/4, W SE1/4 OF SECTION 3, AND THE NW1/4NE1/4 OF SECTION 10, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE S89°33'13"W, 644.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 3 TO THE SOUTHWEST CORNER OF THE SE1/4SE1/4SW1/4, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 34 OF DEEDS, PAGE 203; THENCE N01°21'44"W, 335.53 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 34 OF DEEDS, PAGE 203 TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 389 OF DEEDS, PAGE 140; THENCE N89°36'38"E, 30.55 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 389 OF DEEDS, PAGE 140 TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 389 OF DEEDS, PAGE 140; THENCE N00°49'22"W, 983.62 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 389 OF DEEDS, PAGE 140 TO A POINT; THENCE N78°08'00"W, 18.46 FEET ALONG SAID EAST LINE TO A POINT; THENCE N01°17'18"W, 753.57 FEET ALONG SAID EAST LINE TO A POINT; THENCE N01°31'43"W, 579.85 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF FALCON RIDGE DEVELOPMENT; THENCE N78°02'24"E, 250.56 FEET ALONG THE SOUTH LINE OF SAID FALCON RIDGE DEVELOPMENT TO A POINT; THENCE N31°11'13"E, 151.37 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S80°46'29"E, 425.33 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S64°21'15"E, 353.92 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID FALCON RIDGE DEVELOPMENT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 462 OF DEEDS, PAGE 278; THENCE S62°11'41"E, 263.79 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 462 OF DEEDS, PAGE 278 TO A POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 352 OF DEEDS, PAGE 32; THENCE S00°51'24"E, 222.78 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 32; THENCE S60°24'58"E, 693.32 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE); THENCE S00°49'36"E, 98.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 01°59'21", AN ARC LENGTH OF 97.02 FEET, A CHORD BEARING OF S00°08'27"W, AND A CHORD LENGTH OF 97.02 FEET TO A POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256; THENCE N59°57'57"W, 544.59 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256; THENCE S00°52'26"E, 349.90 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256 TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256; THENCE S59°56'40"E, 508.05 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256 TO A POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE); THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 22°24'01", AN ARC LENGTH OF 1092.65 FEET, A CHORD BEARING OF S19°09'43"W, AND A CHORD LENGTH OF 1085.70 FEET TO A POINT; THENCE S30°21'33"W, 499.15 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 166 OF DEEDS, PAGE 258; THENCE N01°33'42"W, 153.88 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 166 OF DEEDS, PAGE 258; THENCE S89°13'18"W, 580.00 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 166 OF DEEDS, PAGE 258 TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 166 OF DEEDS, PAGE 258; THENCE S01°33'42"E, 85.00 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 166 OF DEEDS, PAGE 258 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 94.52 ACRES OF LAND, MORE OR LESS.  
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

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 19<sup>th</sup> day of January 2008

Dave Kinskey  
Dave Kinskey – Mayor

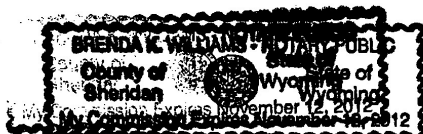
Attest:

Scott Badley  
Scott Badley, City Clerk

STATE OF WYOMING )  
SS )  
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Dave Kinskey,  
Mayor of the City of Sheridan, Wyoming and Scott Badley, City Clerk,  
this 19<sup>th</sup> day of January, 2008.

Brenda K. Williams  
Notary Public



My Commission Expires: November 12, 2012