



ORDINANCE NO. 2111

AN ORDINANCE annexing a 56.99 ± acre parcel of land situated in the NW1/4NW1/4 of Section 1, and the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, and zoning said parcel as an M-1 Industrial District.

WHEREAS the majority of the owners of the herein described property, have petitioned to the City of Sheridan in writing for the annexation of the following described land into the City of Sheridan, and have petitioned for the zoning of thereof to be M-1 Industrial; and

WHEREAS the Sheridan City Clerk has certified that all petition documents are complete; 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 M-1 Industrial; THEREFORE,

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

Section 1. That the following described land is hereby annexed into the City of Sheridan (see Exhibit 'A'), with the following conditions, to wit:

BEGINNING AT A POINT LOCATED N89°47'28"E, 200.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N01°05'33"E, 307.06 FEET; THENCE N00°56'00"E, 300.35 FEET; THENCE N00°58'41"E, 745.18 FEET; THENCE S89°42'34"W, 200.06 FEET; THENCE N89°38'24"W, 434.23 FEET; THENCE N89°40'43"W, 523.37 FEET; THENCE N89°49'30"W, 49.90 FEET; THENCE S00°11'44"W, 1497.00 FEET; THENCE S41°29'00"E, 770.80 FEET; THENCE S00°19'30"W, 529.37 FEET; THENCE S70°04'46"E, 48.00 FEET; THENCE S00°10'14"W, 7.00 FEET; THENCE S89°48'46"E, 20.00 FEET; THENCE N00°13'01"E, 420.42 FEET; THENCE N89°55'07"E, 399.35 FEET; THENCE S01°02'53"W, 29.64 FEET; THENCE S89°33'07"E, 244.50 FEET; THENCE N01°00'57"E, 880.88 FEET; THENCE S89°47'28"W, 44.01 FEET; TO THE POINT OF BEGINNING.

Said parcel contains **56.99 acres** of land, more or less.

Section 2. ZONING

That the following lands within the area described in Section 1 of this ordinance and shown on the Attached Exhibit 'A' be zoned M-1 Industrial.

Section 3. FINDINGS. That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-402:

- (i.) The annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
- (ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;
- (iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;
- (iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;
- (v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and



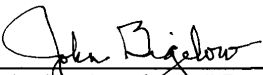
- (vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1405(a).

Section 4. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. EFFECTIVE DATE. 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 August, 2011.



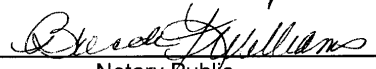

 John Bigelow, Council President


 Scott Badley – City Clerk

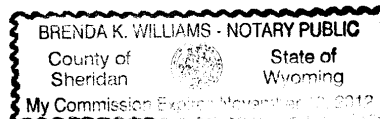
State of Wyoming)
) SS
 County of Sheridan)

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

August, 2011 by 


 Notary Public

My commission expires 11/12/12

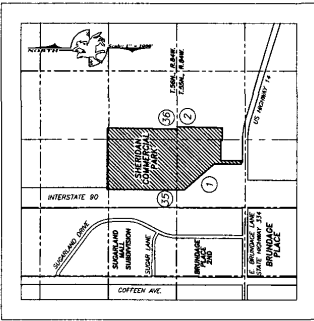
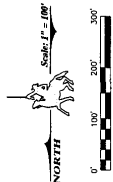




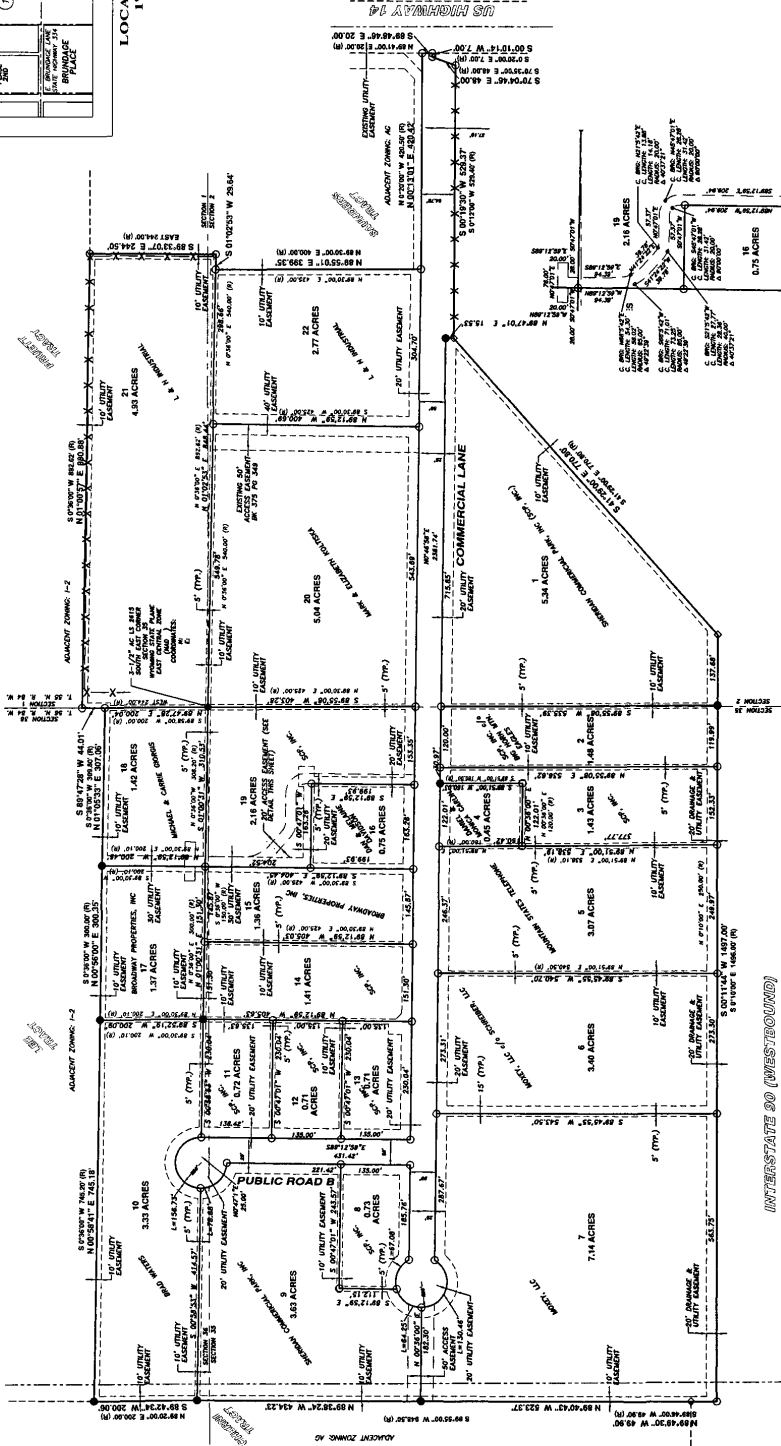
SHERIDAN COMMERCIAL PARK

BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NW 1/4 NW 1/4 SECTION 1 AND NE 1/4 NW 1/4 SECTION 2, T 55 N, R 84 W
SE 1/4 SE 1/4 SECTION 35 AND SW 1/4 SW 1/4 SECTION 36, T 55 N, R 84 W
OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING

AREA = 56.99 ACRES
AREA OF LOTS = 53.35 ACRES
AREA OF ROADS = 3.64 ACRES
TOTAL NO. OF LOTS = 22



LOCATION MAP
1"=1000'



20' ACCESS EASEMENT DETAIL
SCALE: 1"=100'

LEGEND

- SET POINT AND 5' ALUMINUM CAP - PLS 2004
- FOUND POINT AND SET 5' ALUMINUM CAP - PLS 2004
- 1/4 SECTION LINE
- RIGHT-OF-WAY CENTRAL LINE
- EASEMENT (UTILITY, PROVISION, DRAINAGE)
- SETBACK LINE
- ADJACENT PROPERTY LINE

- NOTE:
1. BASIS OF BEARING: NORTH BY SHERIDAN COUNTY PLAT - EAST CENTRAL ZONE
 2. EXISTING ZONING: I-2

SEP 1, 2011 14:55:07/PLAT2011-690817

NO. 2011-690817 ORDINANCE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN CITY CLERK PO BOX 848
SHERIDAN WY 82801