

ORDINANCE NO. 2051

AN ORDINANCE annexing the East Ridge Industrial Park Addition to the City of Sheridan, ± 19.582 acres, situated in the N1/4SW1/4 of Section 25, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, and zoning said addition as an M-1 Industrial District.

WHEREAS William and Donna Garland owners thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan as an addition to the City of Sheridan, and the Planning Commission has recommended the zoning thereof as an M-1 Industrial District; and

WHEREAS the Sheridan City Clerk has certified that all petition documents are complete; and

WHEREAS the petition has also been reviewed for compliance with Sheridan City Code Appendix B (Subdivision Regulations), and

WHEREAS the Planning Commission of the City of Sheridan has recommended to the City Council that said addition be annexed to the City, and that the same be zoned M-1 Industrial District; and

WHEREAS the City Council after a public hearing thereon has determined the annexation of said addition, which is adjacent to the City, and the zoning thereof as an M-1 Industrial District would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; and that the urban development of the area would constitute a natural, geographical, economic and social part of the City, and a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; now THEREFORE,

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

Section 1. That the addition currently described as follows is hereby annexed into the City of Sheridan, to wit:

The East Ridge Industrial Park Addition to the City of Sheridan

NW1/4SW1/4 Section 25, Township 56, Range 84 West, being a replat of Tract 2 of the Anderson Minor Subdivision, No. 2, Sheridan County Wyoming.

Being 19.583 acres more or less.

Section 2. ZONING. That following the annexation exhibit showing the East Ridge Industrial Park Addition attached hereto as Exhibit A, all Lots within the addition to the City of Sheridan shall 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.) An 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;

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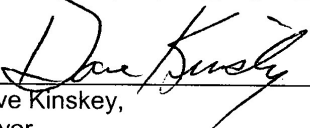
- (iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;
- (v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary 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. 15-1-405(a).

Section 4. SUBDIVISION AGREEMENT. The petitioner shall comply in all aspects with the installation of infrastructure detailed in the development agreement as pertains to the installation of public infrastructure, or be held in default of that agreement and subject to the penalties therein described.

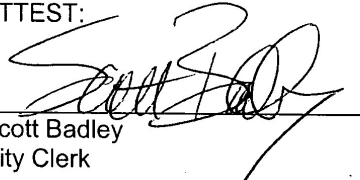
Section 5. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 6. 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 18th day of August, 2008.



Dave Kinskey,
Mayor

ATTEST:


Scott Badley
City Clerk

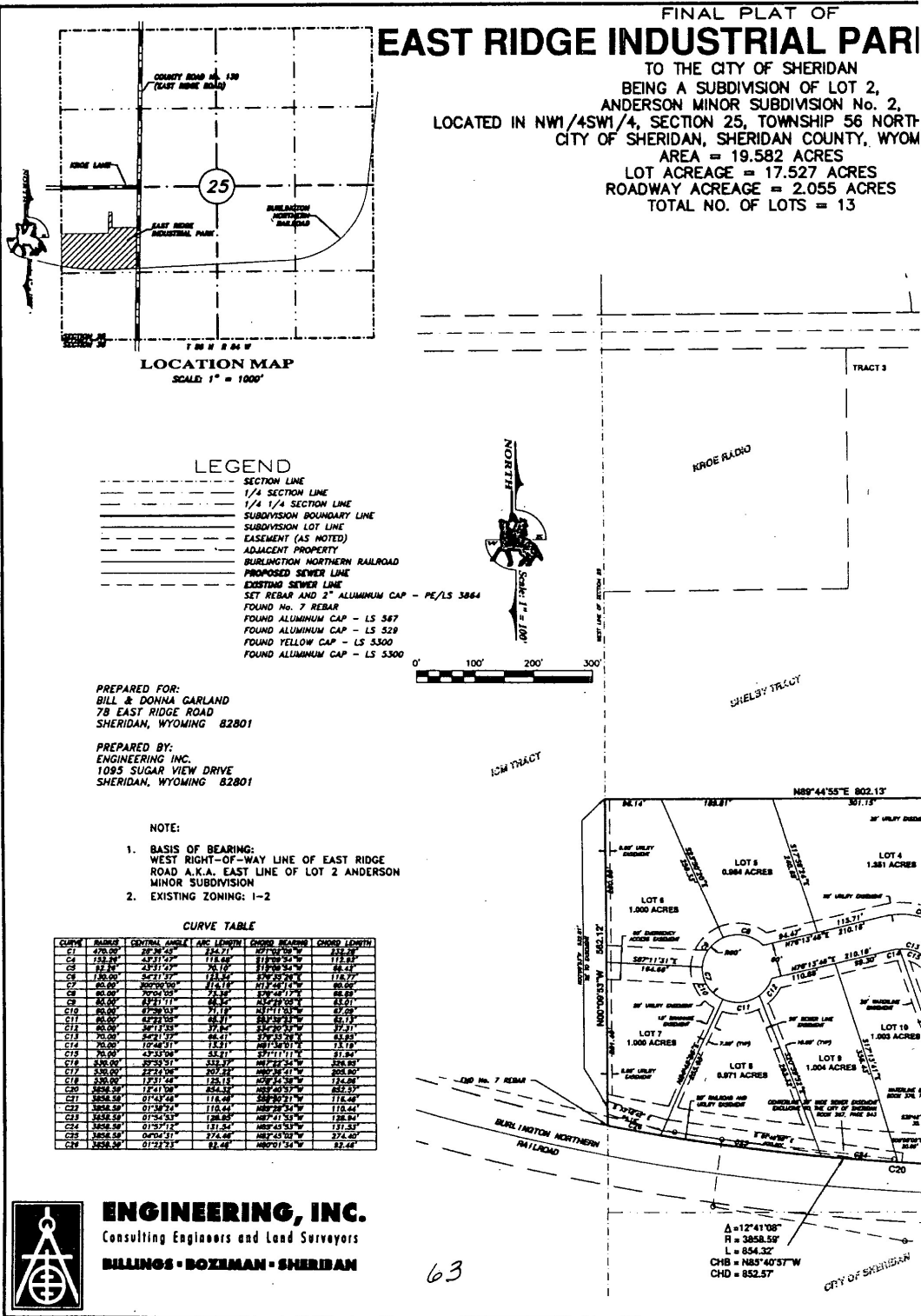
STATE OF WYOMING)
SS)
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Dave Kinskey,
Mayor of the City of Sheridan, Wyoming and Scott Badley, City Clerk,
this 23rd day of February, 2008.


Notary Public



My Commission Expires: Feb 11, 2012



ADDITION

E 84 WEST

CERTIFICATE OF SURVEY

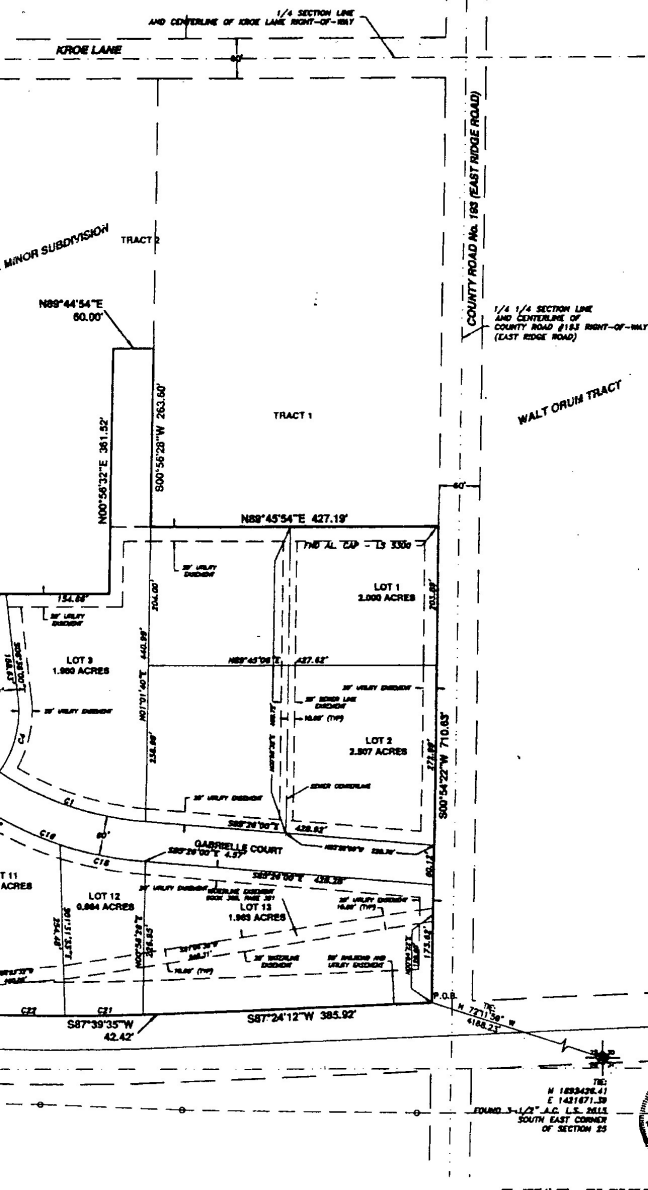
I, WILLIAM A. HENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EAST RIDGE INDUSTRIAL PARK ADDITION TO THE CITY OF SHERIDAN, AS Laid OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



WILLIAM A. HENTOCK
WYO P.E. & L.S. No. 18342

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-division of Lot 2 of Anderson Subdiv. No. 2, as recorded in Deed Book A, Page 22, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.



CERTIFICATE OF DEDICATION

EAST RIDGE INDUSTRIAL PARK

THE ABOVE OR FOREGOING SUBDIVISION OF LOT 2, ANDERSON MINOR SUBDIVISION No. 2, LOCATED IN THE NW 1/4 NW 1/4 SECTION 25, TOWNSHIP 26 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 177°11'36"W, 4168.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 25; THENCE S87°34'12"W, 285.82 FEET; THENCE S87°30'35"W, 42.42 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 398.89 FEET, A CENTRAL ANGLE OF 1°54'00", AND AN ARC LENGTH OF 854.32 FEET, WITH A CHORD BEARING AND DISTANCE OF N89°40'57"W, 853.57 FEET; THENCE N00°00'00"W, ALONG THE WEST LINE SECTION 25, 562.12 FEET; THENCE N89°44'30"E, 802.13 FEET; THENCE N00°00'00"W, 381.52 FEET; THENCE N89°44'34"E, 69.00 FEET; THENCE S00°00'00"W, 263.60 FEET; THENCE N89°44'34"E, 427.19 FEET; THENCE S00°04'22"W, 716.63 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 18.93 ACRES MORE OR LESS HAVE BY THESE PRESENTS Laid OUT, AND SURVEYED AS EAST RIDGE INDUSTRIAL PARK ADDITION TO THE CITY OF SHERIDAN, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFER THE STREETS AS ARE Laid OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERSONAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE Laid OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

DATED THIS 19th DAY OF September, 2008.

BY: William H. Garland, Owner
WILLIAM H. GARLAND, OWNER

STATE OF WYOMING }
COUNTY OF SHERIDAN } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September, 2008, BY WILLIAM H. GARLAND AND DONNA GARLAND.

JANET KOPPELA, Notary Public
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

THE UNDERSIGNED SHERIDAN STATE BANK, SHERIDAN, WY, HEREMFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMPRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY EX-OFFICIO RECORDER OF DEEDS IN BOOK 897 OF MORTGAGES, AT PAGE 638. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFORDMENTED MORTGAGE.

BY: [Signature]
AUTHORIZED REPRESENTATIVE
SHERIDAN STATE BANK

STATE OF WYOMING }
COUNTY OF SHERIDAN } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2008, BY AUTHORIZED REPRESENTATIVE.

JANET KOPPELA, Notary Public
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

THE UNDERSIGNED SECURITY STATE BANK, SHERIDAN, WY, HEREMFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMPRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY EX-OFFICIO RECORDER OF DEEDS IN BOOK 835 OF MORTGAGES, AT PAGE 785 IN 782. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFORDMENTED MORTGAGE.

BY: [Signature]
AUTHORIZED REPRESENTATIVE
SECURITY STATE BANK

STATE OF WYOMING }
COUNTY OF SHERIDAN } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September, 2008, BY AUTHORIZED REPRESENTATIVE.

JANET KOPPELA, Notary Public
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

CITY OF SHERIDAN PLANNING COMMISSION

CERTIFICATE OF APPROVAL
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 10th DAY OF September, 2008, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

BY: [Signature]
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

CITY OF SHERIDAN PLANNING COMMISSION

CERTIFICATE OF REVIEW
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION, THIS 14th DAY OF July, 2008.

ATTEST: Wayne Skand, Vice-Chairman; Mary M. Wells, Chairman

CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 18th DAY OF August, 2008.

ATTEST: [Signature], City Clerk; [Signature], Mayor

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } s.s.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:25 P.M. BEHOLD THIS 18th DAY OF August, 2008, AND FILED IN DEEDS PLAT NUMBER 11-12 INSTRUMENT No. 648471. FEE 50.00

[Signature], County Clerk; [Signature], Deputy County Clerk

