

ORDINANCE NO. 2139

AN ORDINANCE annexing a 181.34 ± acre parcel of land located in the West 1/2, Section 9 Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, and zoning said parcel as Gateway, Higher Education, and R-3 Residence Districts.

WHEREAS Rice and Sons, Inc., and the Sheridan College Foundation, 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 Gateway, Higher Education, and R-3 Residence Districts; 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 Gateway, Higher Education, and R-3 Residence Districts; THEREFORE,

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

Section 1. ANNEXATION.

That the following described land is hereby annexed into the City of Sheridan, to wit:

A parcel of land situated in the West 1/2, Section 9 Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the attached map, Exhibit 'A' and more particularly described as follows:

**BEGINNING** On The Southwest Corner Of Section Nine, Township 56 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming Said Point Being Military Monument Number 18;

Thence With The West Line Of Section Nine, Township 56 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, North 00°31'32"West, A Distance Of 2,965.74 Feet To A Point, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence Leaving Said West Section Line South 89°59'59" East, A Distance Of 2673.28 Feet To A Point, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence South 00°25'54" East, A Distance Of 2949.40 Feet To The South 1/4 Corner Of Said Section Nine, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence South 89°38'33" West, A Distance Of 1779.97 Feet To A Point Being A 2 Inch Aluminum Cap, RLS 5300;

Thence South 89°39'57" West, A Distance Of 888.37 Feet To The Point Of **BEGINNING** Having An Area Of 181.34 Acres more or less.

Section 2. ZONING

That the following lands within the area shown on the attached Exhibit 'A' be zoned Gateway, Higher Education, and R-3 Residence Districts as shown on the attached Exhibit 'B'.

Section 3. FINDINGS.

That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-402 and Sheridan City Code Appendix B§804:

Annexation

- (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

Ordinance 2139 Wrench Ranch II Annexation

- (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. 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.

I hereby certify that the above and foregoing ordinance was duly:

Passed on **First** reading this 19<sup>th</sup> day of August, 2013

Passed on **Second** reading this 3<sup>rd</sup> day of September, 2013

Passed on **Third** reading this 16<sup>th</sup> day of September 2003

Published once on October 4, 2013 in The Sheridan Press; a newspaper of general circulation in the City of Sheridan,



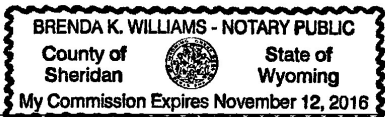
*Dave Kinsley*  
Dave Kinsley - Mayor

*Scott Badley*  
Scott Badley - City Clerk

State of Wyoming )  
                                  )SS  
County of Sheridan )

Subscribed and sworn to (or affirmed) before me this 17<sup>th</sup> day of October, 2013 by  
Dave Kinsley

*Brenda Williams*  
Notary Public



My commission expires \_\_\_\_\_

**PETITION FOR ANNEXATION**

TO: THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned land owner(s) respectfully petition and show the City Council as follows:

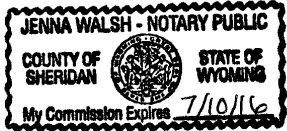
1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the City of Sheridan, Wyoming with the legal description as follows:
  
2. JOHN E. RICE & SONS, INC. DBA WRENCH RANCH and SHERIDAN COLLEGE FOUNDATION is/are the sole owner(s) of said described property proposed to be annexed, and therefore constitute a majority of the landowners owning a majority of the area sought to be annexed.
  
3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.
  
4. Petitioners hereby request that said land be zoned AS SHOWN ON ATTACHED MAP upon annexation.

WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned AS SHOWN ON ATTACHED MAP.

Date this 15 day of MAY, 2013.

[Signature]  
\_\_\_\_\_

Subscribed and sworn before me this 15<sup>th</sup> day of MAY, 2013.



Jenna Walsh  
Notary Public

My Commission Expires 7/10/2016

[Signature]  
Cheryl Heath  
\_\_\_\_\_

Subscribed and sworn before me this 31<sup>st</sup> day of MAY, 2013.



Robert Briggs  
Notary Public

My Commission Expires 6/25/2016

**PROPOSED 264.02 ACRE ANNEXATION TO THE CITY OF SHERIDAN, WYOMING**

**BEING A TRACT OF LAND LOCATED IN THE EAST 1/2, SOUTHEAST 1/4, SECTION 8 AND THE WEST 1/2, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup>. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And Described As Follows;**

**BEGINNING** On The Southwest Corner Of Section Nine, Township 56 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming Said Point Being Military Monument Number 18;

Thence With The South Line Of Section Eight, Township 56 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming North 87°52'05" West, A Distance Of 1365.92 Feet To A Point, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence Leaving Said South Section Line North 00°11'23" West, A Distance Of 2655.22 Feet To The Northwest Corner of The Northeast 1/4 Southeast 1/4, Said Section Eight Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence With The North Line Of The Northeast 1/4 Southeast 1/4, Said Section Eight South 87°44'56" East, A Distance Of 1350.47 To The East ¼ Corner Of Said Section 8, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence With The East Line Of Said Section Eight North 00°31'32" West, A Distance Of 312.66 Feet To A Point, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence Leaving Said East Line South 89°59'59" East, A Distance Of 2673.28 Feet To A Point, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

Thence South 00°25'54" East, A Distance Of 2949.40 Feet To The South 1/4 Corner Of Said Section Nine, Said Point Being A 3.25 Inch Aluminum Cap, RLS 5300;

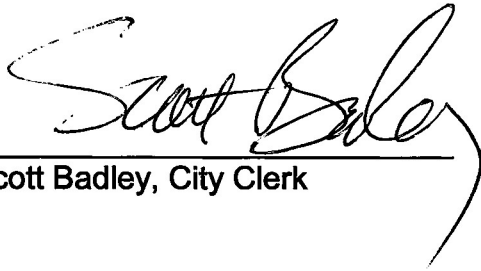
Thence South 89°38'33" West, A Distance Of 1779.97 Feet To A Point Being A 2 Inch Aluminum Cap, RLS 5300;

Thence South 89°39'57" West, A Distance Of 888.37 Feet To The Point Of **BEGINNING** Having An Area Of 264.02 Acres more or less.



### CERTIFICATION OF ANNEXATION

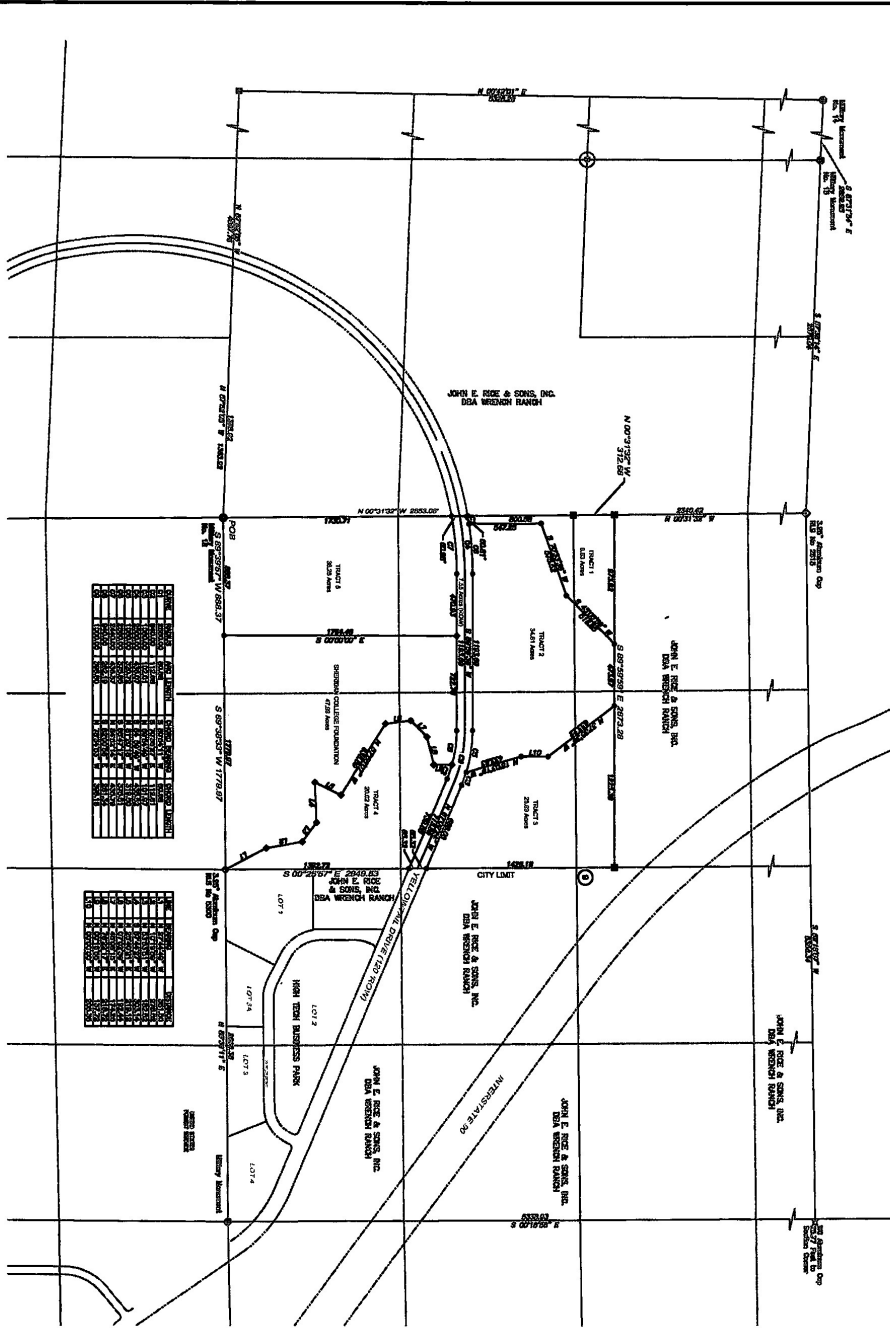
Based on the information provided by the applicant and verification by the Planning Office, I, Scott Badley, City Clerk for the City of Sheridan, Wyoming, do hereby certify that the annexation request for the Wrench Ranch II Annexation submittal was complete on May 31, 2013.



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Scott Badley, City Clerk

**PROPOSED 181.34 ACRE ANNEXATION**  
 LOCATED IN A PART OF THE  
 WEST 1/2, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST,  
 6 TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LOCATION MAP  
 Scale 1"=2000'

**LEGEND**  
 These standard symbols will be found in the drawing.

- 3/8" Aluminum Cap RL 3 2000
- 1/2" Aluminum Cap RL 3 2000
- 3/4" Aluminum Cap RL 3 2000
- 1" Aluminum Cap RL 3 2000
- 1 1/2" Aluminum Cap RL 3 2015
- 2" Aluminum Cap RL 3 2015
- 3" Aluminum Cap RL 3 2015
- 4" Aluminum Cap RL 3 2015
- 6" Aluminum Cap RL 3 2015

**CERTIFICATE OF SURVEY**  
 I, William E. Pugh, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat was prepared by me or under direct supervision during May 2013.



WESLEY S. A. PUGH, SURVEYOR  
 STATE OF WYOMING

SCALE 1"=400'

0 100 200 300 400  
 If this scale and drawing is 1" = 400' then the drawing is 1" = 400'.

**WOOD GROUP**  
 Wood Group PSM - Northern Business Unit  
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