

ORDINANCE NO. 1953

AN ORDINANCE annexing a 79.3 ± acre tract of land situated in the S1/2 of the SE1/4 of Sec. 29, SW1/4 SW1/4 Section 28, and NW1/4 NW1/4 Section 33, T56N R84W, 6th PM Sheridan County, Wyoming, and zoning said tract as R-1 Residence District.

WHEREAS Three Left Handers LLC, the sole owners thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan and have petitioned for the zoning thereof as R-1 Residence District; 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 R-1 Residence District; and

WHEREAS the City Council after a public hearing thereon has determined the annexation of said tract, which is adjacent to the City, and the zoning thereof as R-1 Residence 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 following described tracts of land are hereby annexed into the City of Sheridan, to wit:

A tract of land situated in the S1/2 of the SE1/4 of Sec. 29, SW1/4 SW1/4 Section 28, and NW1/4 NW1/4 Section 33, T56N R84W, 6th PM Sheridan County, Wyoming; said tract included as Exhibit A and more particularly described as follows:

Beginning at a point located S35°22'44" E, 1279.08 feet from the Northwest corner of said Section 33, said point being located on the Northerly right-of-way line of State Highway No. 1701 (Big Goose Road); Thence N 20°56'30" W, 914.70 feet; Thence N 55°40'48" W, 2806.31 feet to a point on the North line of the S1/2SE1/4 of said Section 29; Thence along the North line of said S1/2SE1/4 S 88°25'10" E, 1923.51 feet to the South one-sixteenth corner between said Section 28 and said Section 29; Thence along the North line of the SW1/4SW1/4 of said Section 28 S 89°21'51" E, 522.51 feet; Thence S46°52'18" E, 816.91 feet; Thence S35°12'41" E, 63.43 feet; Thence S 32°23'52" E, 60.01 feet; Thence S 32°13'06" E, 50.54 feet; Thence S 23°34'51" E, 47.94 feet; Thence S 11°36'18" E, 45.18 feet; Thence S 04°47'00" W, 32.35 feet; Thence S 18°50'20" W, 63.31 feet; Thence S 40°02'12" W, 49.02 feet; Thence S 18°47'52" W, 77.23 feet; Thence S 21°08'24" E, 92.52 feet; Thence S 25°37'33" E, 226.08 feet; Thence S 14°42'46" E, 98.51 feet; Thence N 84°59'38" E, 60.34 feet to a point on the East line of the NW1/4NW1/4 of said Section 33; Thence along said East line S 01°15'19" E, 763.47 feet to a point on the Northerly right-of-way of State Highway No. 1701 (Big Goose Road); Thence along said Northerly right-of-way along a curve to the right having a radius of 2814.79 feet; a central angle of 07°58'30", and arc length of 391.79 feet, with chord bearing and distance of S 68°38'03" W, 391.47 feet; Thence continuing along said Northerly right-of-way S 72°37'18" W, 324.41 feet to the point of BEGINNING, said tract containing 79.328 acres, more or less.

Basis of Bearings is Wyoming State Plane East (East Central Zone).

Section 2. FINDINGS. That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-403:

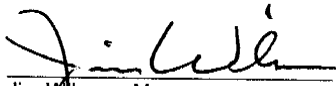
1. Annexation of the area is consistent with the protection of the health, safety and welfare of the residents who will reside in the area as the City can provide sanitary sewer, fire and police protection of the area as it is developed.
2. Annexation is consistent with the health, safety and welfare of the City as the area will be constructed under City codes and will be required to provide sanitary sewer instead of septic tanks, which could be allowed if developed in the County.

3. The area proposed for annexation constitutes a natural geographical, economical and social part of the City of Sheridan due to its adjacency along the eastern border with City boundaries.
4. The area to be annexed is located where extension of basic services can be furnished by the City. Potable water is available from a water main that near the property and sanitary sewer is available by extending a line from an existing 8-inch main located on the south side of Wyoming State Hwy 331.
5. This property is located in an area where other utilities area available.

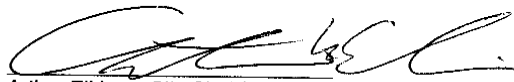
Section 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. 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 19th day of July, 2004.


Jim Wilson - Mayor

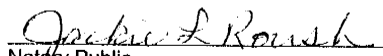
ATTEST:


Arthur Elkins - City Clerk/Treasurer

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this 22nd day of July, 2004 by
Jackie L. Roush




Notary Public

My commission expires: 9.30.2006