

ORDINANCE NO. 2268

AN ORDINANCE annexing a 175.56 acre parcel of land situated in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West 6th Principal Meridian, Sheridan County, Wyoming, and zoning said parcel as B-2 Business District.

WHEREAS Story House Property Company, LLC is the sole owner 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 B-2 Business District; and

WHEREAS, the City of Sheridan Governing Body held a hearing on June 5, 2023 in accordance with W.S. 15-1-405 and certified by resolution that the requirements of W.S. 15-1-402 and other relevant statutes and City ordinances; and

WHEREAS, the property is owned solely by the petitioner, ergo, W.S. 15-1-406 is not applicable; and
WHEREAS, the Planning Commission held a hearing on May 22, 2023 reviewing the petition; and

WHEREAS the Planning Commission of the City of Sheridan has recommended to the City Governing Body that said tract of land be annexed to the City, and that the same be zoned B-2 Business Districts and

WHEREAS the City Governing Body has determined the annexation of said tract, which is adjacent to the City, and the zoning thereof as B-2 Business Districts 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 OF SHERIDAN GOVERNING BODY:

Section 1. That the following described tract of land are hereby annexed into the City of Sheridan and B-2 Business District as per the attached exhibit, to wit:

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

Section 2. ZONING. That the above described land be zoned B-2 Business District.

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;
- (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. 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.

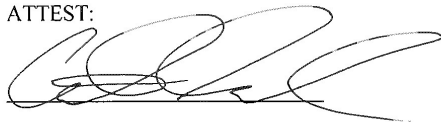
Section 5. EFFECTIVE DATE. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this 5th day of July, 2023.



Richard Bridger – Mayor

ATTEST:



Cecilia Good – City Clerk

State of Wyoming)

)SS

County of Sheridan)

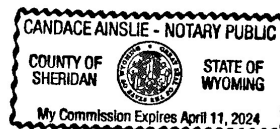


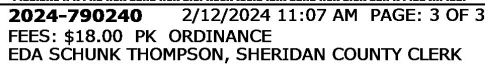
Subscribed and sworn to (or affirmed) before me this 9th day of

July, 2023 by Cecilia Good

Notary Public

My commission expires 4/11/24



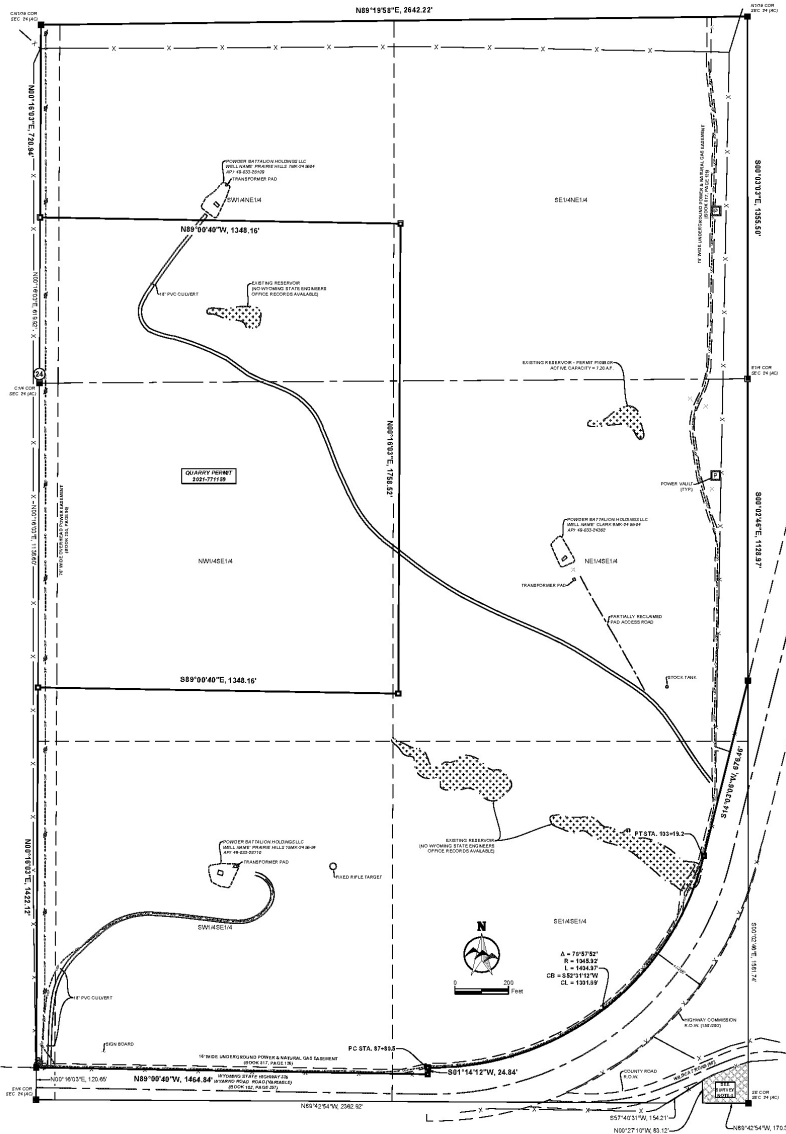


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 RECOVERED BRASS CAP
 RECOVERED ALUMINUM CAP
 RECOVERED HIGHWAY ADJUTMENT
 SET BEAR WITH ALUMINUM CAP PLS 14277
 POWER POLE
 POWER METER
 POWER VAULT
 PETT CHAMPS BOUNDARY
 ALTA BOUNDARY
 QUARTER LINE
 SIXTEENTH LINE
 EASTMENT LINE
 FENCE LINE
 ROAD CENTERLINE
 ROAD EDGE
 OVERHEAD POWER
 UNDERGROUND POWER
 GSM RAD BOUNDARY
 EDGE OF WATER
 RESERVOIR AREA
 URBAN RESIDENTIAL ZONING
 CORPORATE ZONING
 COMMERCIAL 1 ZONING
 INDUSTRIAL 1 ZONING
 INDUSTRIAL 2 ZONING
 AGRICULTURAL ZONING



TO STORY HOUSE MANAGEMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH 2022.



TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 66984
COMMITMENT DATE: JANUARY 3, 2022 AT 5:00 PM

SCHEDULE B, PART B EXCEPTIONS

- 1 NOT PLOTTED, NONE PROVIDED
2 NOT PLOTTED, NONE PROVIDED
3 NAME OBSERVED, NONE PROVIDED
4 NOT PLOTTED, NONE PROVIDED
5 NOT PLOTTED, NONE PROVIDED
6 PLOTTED AND LABELED AS SHOWN, OWNERSHIP UNCLEAR
7 NOT PLOTTED, NOT A MATTER OF SURVEY
8 NOT PLOTTED, NONE PROVIDED
9 NOT PLOTTED, NOT A MATTER OF SURVEY
10 NAME OBSERVED
11 PLOTTED AND LABELED AS SHOWN
12 PLOTTED AND LABELED AS SHOWN
13 NAME PLOTTED, NONE PROVIDED
14 BOOK 135, PAGE 50, PLOTTED AND LABELED AS SHOWN
15 BOOK 394, PAGE 50, PLOTTED AND LABELED AS SHOWN
16 BOOK 147, PAGE 14, NOT PLOTTED, NOT A MATTER OF SURVEY
17 BOOK 517, PAGE 126, PLOTTED AND LABELED AS SHOWN
18 QUARRY PERMIT RECORDS # 2021-77156, PLOTTED AND LABELED AS SHOWN

ANNEXATION DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4 AND S1/2NE1/4 OF SECTION 24, TOWNSHIP 50 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID TRACT CONTAINS 175.56 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND OTHER ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

SURVEY NOTES

1. HORIZONTAL DATUM: NAD83(2011)
2. COORDINATE SYSTEM: WYOMING STATE PLANE, EAST CENTRAL ZONE, US FOOT (ROUND)
3. PROJECT DETAILS:
4. LATITUDE: 41° 45' 47.2454"
5. LONGITUDE: -106° 59' 33.0151"
6. HEIGHT: 3383.367
7. SCALE FACTOR: 1.000336686
8. AREA: FINDER AND LOCATED BY CHARLES W. HOLLOWAY & LORETTA J. HOLLOWAY, FIELD RECORDED IN BOOK 377, PAGE 540. THE PROPERTY IS DESCRIBED AS BEING LOCATED 15" FROM HIGHWAY. IT DOES NOT DESCRIBE LAND LOCATED IN BEING OF SECTION 24, BUT AS BEING IN THE SURVEY IS DUE TO AN UNMARKED 1" BOUNDARY. THE SURVEY IS ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24, AN ALUMINUM CAP PERMANENTLY SET IN THE SOUTHEAST CORNER OF SECTION 24 IN THE SURVEY.
9. EXACT LOCATION OF WATER, POWER, GAS LINES AND APPURTENANCES: BEING NOTE LOCATED IN THE FUTURE. THE EXACT LOCATIONS ARE UNKNOWN. ONE-CALL LOCATED FEBRUARY 15, 2022

TABLE A NOTES

1. MONUMENTS ON SUBJECT PROPERTY PERIMETER RECOVERED AND SHOWN AND LABELED
2. NA
3. NA
4. CROSSED LAND AREA = 175.96 ACRES
5. NA
6. NA
7. NA
8. SUBSTANTIAL FEATURES ARE SHOWN AND LABELED
9. NA
10. SEE SURVEY NOTE 4
11. UTILITY FEATURES ARE SHOWN AND LABELED, SEE SURVEY NOTE 5
12. NA
13. NA
14. NA
15. NA
16. NA
17. NA
18. NA
19. NA
20. NA

<h2 style="margin: 0;">ANNEXATION PLAT</h2> <p style="margin: 0; font-size: 1.2em;">SE1/4, S1/2NE1/4, SECTION 24 T58N, R84W, SHERIDAN CO, WYOMING</p>			
PREPARED FOR: <p style="text-align: center; margin: 5px 0;">STORY HOUR MANAGEMENT 40 E WOODS STREET, SUITE #10 SHERIDAN, WY 82801</p>			
PREPARED BY: <div style="display: flex; align-items: center; justify-content: center; margin-top: 10px;"> <div> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">WVC ENGINEERING</p> <p style="margin: 0; font-size: 0.8em;">186 TERRA AVE SHERIDAN, WY 82801 (307) 676-6400 www.wvceng.com</p> </div> </div>			
NO. _____	REVISION _____	BY _____	DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ DATE _____
PROJECT NO.: 202306			SHEET <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">1 OF 1</div>

NO. 2024-790240 ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN 55 GRINNELL PLZ
SHERIDAN WY 82801-3930