

ORDINANCE NO 2190

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Section 1., and shown on the attached **Exhibit A**, from a B-1 Business District to a B-2 Business District.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from a B-1 Business District to a B-2 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

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

Section 1. The following described land is hereby rezoned from a B-1 Business District to a B-2 Business District, to wit:

A tract of land situated in Blocks 5, 6, 7, 8, and 9, and including the vacated alleys, Stevens and Lonabough Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of Lot 1, Block 6, Suburban Homes Company Addition (Before Streets were Vacated) and lying on the east line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 2, (Monumented with a 1" Iron Pipe); thence S08°40'02"E, 288.13 feet along the east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2; thence S67°13'34"W, 66.74 feet along the southerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of a tract of land described in Book 489 of Deeds, Page 665; thence S67°12'39"W, 524.53 feet along the southerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southwest corner of said tract described in Book 489 of Deeds, Page 665 (Monumented with a 1½" Aluminum Cap, unmarked); thence N23°13'55"W, 179.87 feet along the westerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southeast corner of a tract of land described in Book 559 of Deeds, Page 561, Parcel No. 39B; thence, N22°13'17"W, 141.07 feet along the east line of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B to a point, said point being the northeast corner of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B and lying on the westerly line of said tract described in Book 489 of Deeds, Page 665; thence N01°07'13"E, 189.60 feet along said westerly line of said tract described in Book 489 of Deeds, Page 665 and the westerly line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence N26°24'57"E, 251.93 feet along said westerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence, along the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 and Parcel 2 through a non-tangent curve to the right, having a central angle of 104°55'28", a radius of 180.00 feet, an arc length of 329.63 feet, a chord bearing of N70°59'44"E, and a chord length of 285.46 feet to a point, said point lying on the southwesterly right-of-way line of Interstate 90 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S53°46'02"E, 273.65 feet along said southwesterly right-of-way line of Interstate 90 and the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the northeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S08°40'02"E, 129.92 feet along said east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9.03 acres of land, more or less.




Section 2. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3. 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 June, 2018


Roger Miller, Mayor

ATTEST:


Cecilia Good, City Clerk

State of Wyoming
County of Sheridan

The foregoing instrument was acknowledged
before me by Roger Miller & Cecilia Good
this 18th day of June, 2018.
Witness my hand and official Seal


Notary Public

My Commission Expires: 09-15-2018



**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owner: SEVEN PILLARS RESOURCES, LLC

April 24, 2018

RE: ZONING CHANGE FROM B-1 TO B-2

A tract of land situated in Blocks 5, 6, 7, 8 and 9, including the vacated alleys, Stevens and Lonabaugh Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

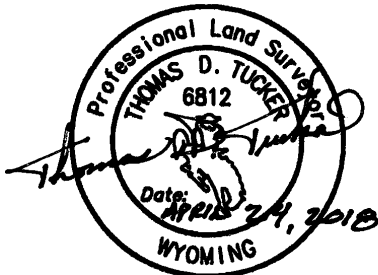
BEGINNING at the southeast corner of Lot 1, Block 6, Suburban Homes Company Addition (Before Streets were Vacated) and lying on the east line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 2, (Monumented with a 1" Iron Pipe); thence S08°40'02"E, 288.13 feet along the east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2; thence S67°13'34"W, 66.74 feet along the southerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of a tract of land described in Book 489 of Deeds, Page 665; thence S67°12'39"W, 524.53 feet along the southerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southwest corner of said tract described in Book 489 of Deeds, Page 665 (Monumented with a 1½" Aluminum Cap, unmarked); thence N23°13'55"W, 179.87 feet along the westerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southeast corner of a tract of land described in Book 559 of Deeds, Page 561, Parcel No. 39B; thence, N22°13'17"W, 141.07 feet along the east line of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B to a point, said point being the northeast corner of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B and lying on the westerly line of said tract described in Book 489 of Deeds, Page 665; thence N01°07'13"E, 189.60 feet along said westerly line of said tract described in Book 489 of Deeds, Page 665 and the westerly line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence N26°24'57"E, 251.93 feet along said westerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence, along the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 and Parcel 2 through a non-tangent curve to the right, having a central angle of 104°55'28", a radius of 180.00 feet, an arc length of 329.63 feet, a chord bearing of N70°59'44"E, and a chord length of 285.46 feet to a point, said point lying on the southwesterly right-of-way line of Interstate 90 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S53°46'02"E, 273.65 feet along said southwesterly right-of-way line of Interstate 90 and the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the northeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S08°40'02"E, 129.92 feet along said east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9.03 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.



2018-743272 6/25/2018 11:11 AM PAGE: 4 OF 4
 BOOK: 574 PAGE: 650 FEES: \$21.00 MFP ORDINANCE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

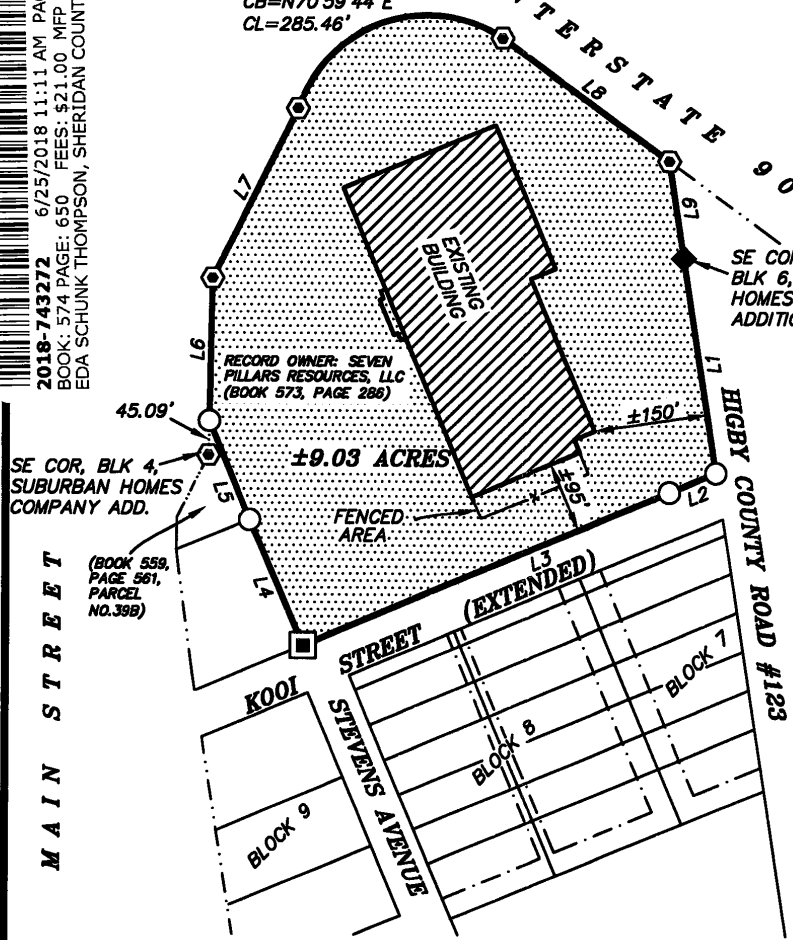
EXHIBIT "B"

$\Delta = 104^{\circ}55'28''$
 $R = 180.00'$
 $L = 329.63'$
 $CB = N70^{\circ}59'44''E$
 $CL = 285.46'$

NOTE:

THIS IS NOT A BOUNDARY SURVEY, WHILE THIS SURVEY DOES INCORPORATED FOUND MONUMENTATION AND DEEDS OF RECORD, THE BOUNDARY MAY CHANGE SLIGHTLY IF A RETRACEMENT SURVEY IS PERFORMED.

NO. 2018-743272 ORDINANCE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 CITY OF SHERIDAN-CLERK PO BOX 848
 SHERIDAN WY 82801



LINE	BEARING	LENGTH
L1	S08°40'02"E	288.13
L2	S67°13'34"W	66.74
L3	S67°12'39"W	524.53
L4	N23°13'55"W	179.87
L5	N22°13'17"W	141.07
L6	N01°07'13"E	189.60
L7	N26°24'57"E	251.93
L8	S53°46'02"E	273.65
L9	S08°40'02"E	129.92

LEGEND:

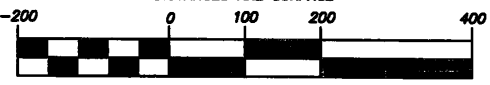
- HIGHWAY RIGHT-OF-WAY MONUMENT
- 1" IRON PIPE (PREVIOUS SURVEY)
- 1-1/2" ALUMINUM CAP (UNMARKED)
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/LOT/BLOCK LINE
- BOUNDARY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- VACATED STREET/ALLEY LINE

ZONING CHANGE

ZONING CHANGED FROM B-1 TO B-2 ±9.03 ACRES



SCALE: 1"=200'
 BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 88
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
 THOMAS D. TUCKER
 6812
Thomas D. Tucker
 Date: APRIL 24, 2018
 WYOMING

PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

EXHIBIT "B"

ZONING CHANGE FROM B-1 TO B-2

CLIENT & PETITIONER: SEVEN PILLARS RESOURCES, LLC
 P.O. BOX 2091, SHERIDAN, WY 82801

LOCATION: BLOCKS 5,6,7,8 & 9, AND PORTIONS OF VACATED STREETS, STEVENS AND LONABOUGH AVENUES, CANFIELD STREET, AND PORTIONS OF VACATED ALLEYS, SUBURBAN HOMES COMPANY ADDITION, CITY OF SHERIDAN, WYOMING

R RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2018-030
 DN: 2018-030D
 TAB: RE-ZONE
 PF: T2018-030
 APRIL 24, 2018
 REVISED: OWNER