



#### ORDINANCE NO. 2194

AN ORDINANCE annexing a parcel of land, including portions of the Creek Drive right-of-way, located in the NW¼NW¼ of Section 14, Township 55 North, Range 84 West of the 6th P.M. Sheridan County Wyoming being more particularly described below and shown on the attached Exhibit A; and zoning said parcel as part of the Woodland Creek Planned Unit Development (PUD).

WHEREAS, the owner of the below described land have petitioned the City Council for the annexation of the following described land into the City of Sheridan; and

WHEREAS, the owner has requested same said property to be zoned as part of the Woodland Creek PUD; 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 as part of the Woodland Creek PUD; 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:

Commencing at the northwest corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S63°12'17"E, 1438.69 feet to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of described in Book 404 of Deeds, Page 627, and lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°37'08"W, 124.97 feet along said U.S. Highway No. 87 to a point, said point being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the southeast corner of Creek Drive, Woodland Creek Estates (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°12'00"W, 125.01 feet along the east line of said Woodland Creek Estates to a point, said point being the northeast corner of Lot 1, Woodland Creek Estates, and lying on the south line of said tract described in Book 404 of Deeds, Page 627 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°45'35"E, 150.27 feet along said south line of said tract described in Book 404 of Deeds, Page 627 to the **POINT OF BEGINNING** of said tract.

Said tract contains 18,669 square feet or 0.43 acres of land, more or less.

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

##### Section 2. ZONING

That the above described land be zoned as part of the Woodland Creek Planned Unit Development.

##### 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
- (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. 15-1405(a).

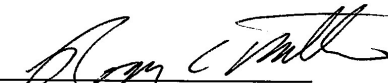
Section 4. SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then 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 on December 7, 2018.

PASSED, APPROVED, AND ADOPTED this 3rd day of Dec, 2018

  
\_\_\_\_\_  
Roger Miller, Mayor

ATTEST:

  
\_\_\_\_\_  
Cecelia Good, City Clerk





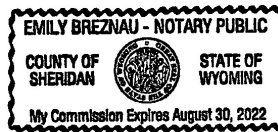
2018-746963 12/10/2018 11:05 AM PAGE: 3 OF 6  
BOOK: 578 PAGE: 162 FEES: \$27.00 HLM ORDINANCE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
SS  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Roger Miller & Cecilia Good  
of the City of Sheridan, Wyoming, this 3rd day of December, 2018.

Witness my hand and official Seal

Emily Breznau  
Notary Public



My Commission Expires: 08-30-2022



**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 attached hereto, marked for exhibit, and made a part hereof.
2. Woodland Creek Estates, LLC is the sole owner(s) of said described property proposed to be annexed, and therefore constitute a majority (ALL) of the landowners owning a majority (ALL) 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 PUD upon annexation.
5. Petitioners hereby waived the Annexation Report as per W.S. 15-1-402 (c)

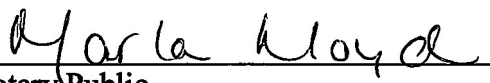
WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned PUD.

Date this 30 day of July, 2018.

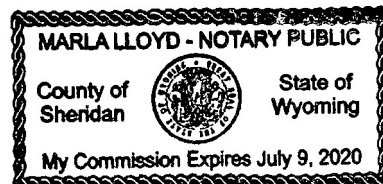
**Woodland Creek Estates LLC.**

By:   
 Graham Hurley, Member

Subscribed and sworn before me this 30 day of July, 2018.

  
 Notary Public

My Commission Expires July 9, 2020



**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**Record Owner: Woodland Creek Estates, LLC**  
July 13, 2018

**Re: ANNEXATION**

  
**2018-746963** 12/10/2018 11:05 AM PAGE: 5 OF 6  
BOOK: 578 PAGE: 164 FEES: \$27.00 HLM ORDINANCE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A tract of land situated in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, 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:

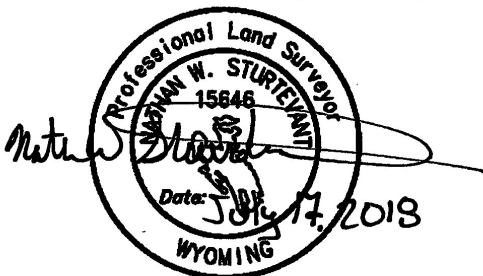
Commencing at the northwest corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S63°12'17"E, 1438.69 feet to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of described in Book 404 of Deeds, Page 627, and lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°37'08"W, 124.97 feet along said U.S. Highway No. 87 to a point, said point being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the southeast corner of Creek Drive, Woodland Creek Estates (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°12'00"W, 125.01 feet along the east line of said Woodland Creek Estates to a point, said point being the northeast corner of Lot 1, Woodland Creek Estates, and lying on the south line of said tract described in Book 404 of Deeds, Page 627 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°45'35"E, 150.27 feet along said south line of said tract described in Book 404 of Deeds, Page 627 to the **POINT OF BEGINNING** of said tract.

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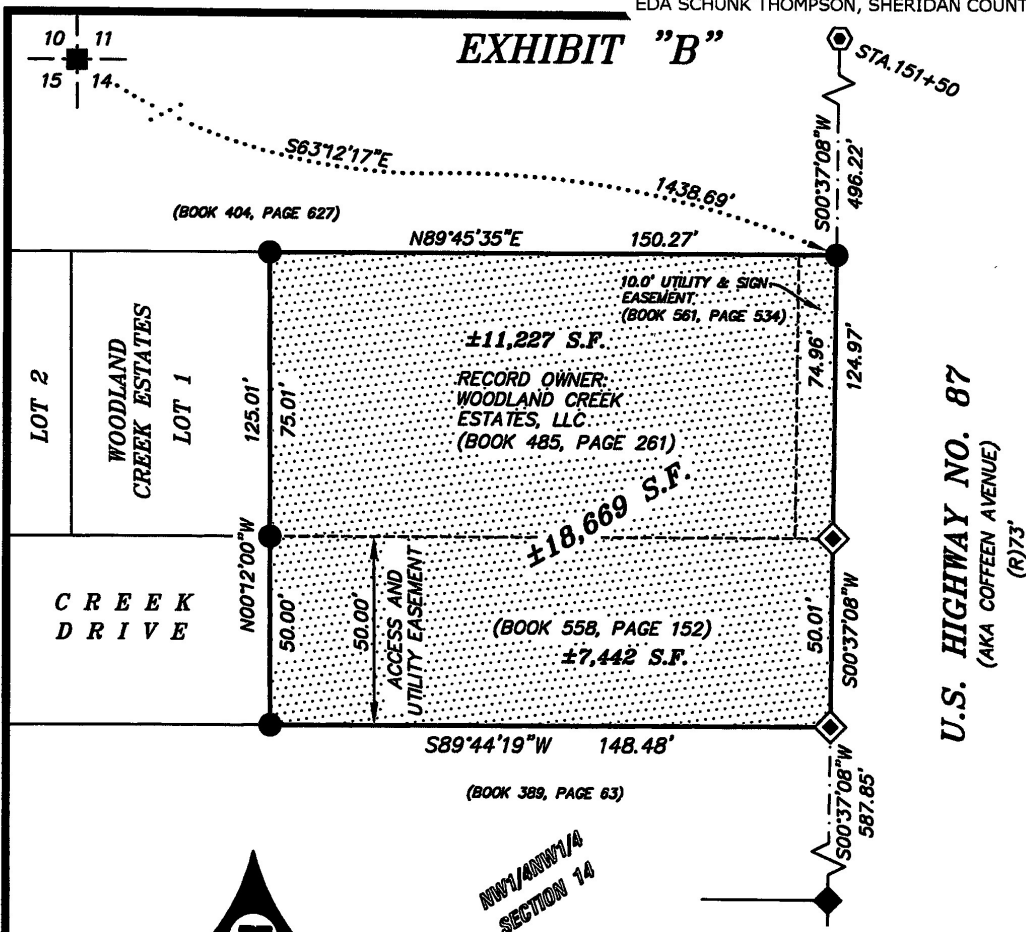
**SURVEYOR'S STATEMENT**

I, Nathan W. Sturtevant, 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.

## EXHIBIT "B"



SCALE: 1"=40'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)

DAF: 1.000235

DISTANCES ARE SURFACE



(U.S. SURVEY FEET)

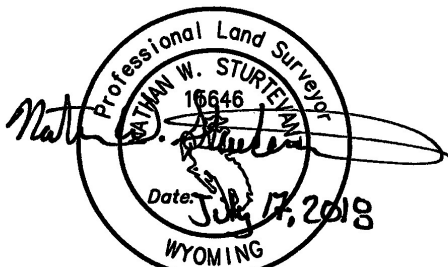
### LEGEND:

- ◆ SET 2" ALUMINUM CAP PER PLS 15646
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ⊙ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- ANNEXATION LINE
- LOT/PROPERTY LINE
- - - EASEMENT LINE AS NOTED
- - - HIGHWAY RIGHT-OF-WAY LINE
- ANNEXED INTO THE CITY OF SHERIDAN

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, 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.



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

### NO. 2018-746963 ORDINANCE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN CITY CLERK PO BOX 848  
SHERIDAN WY 82801

## EXHIBIT "B"

### ANNEXATION & DEDICATION PLAT

CLIENT: MC2 ENGINEERING AND CONSTRUCTION, PC

LOCATION: NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH,  
RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,  
WYOMING



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

JN: 2014-012 S.J: 4  
DN: 2014-012\_SJ4-C3D  
TAB: ANNEX  
PF: T2014-012  
JULY 13, 2018