



## ORDINANCE NO 2116

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone three tracts of land, more particularly described in Section 1, from a R-1 Residential District to an B-1 Residential District.

Whereas System Land, LLC, is the owner of the following described land, and have petitioned the City Council to rezone the same from an R-1 Residential District to an B-1 Business District, and the Planning Commission of the City of Sheridan having recommended to the City Council that said zoning change be made, and a public hearing having been held thereon by the City Council;

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

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

### Tract No. 1

A tract of land situated in the NW1/4NW1/4 of Section 28, Township 56 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:

Beginning at the northwest corner of said Section 28; thence S23°18'11"E, 615.07 feet to the **POINT OF BEGINNING** of said tract (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of Tract 1, Sheridan Country Club Minor Subdivision to the City of Sheridan; thence, leaving said easterly line, S64°24'01"E, 176.69 feet to a point; thence S39°48'34"E, 86.40 feet to a point, said point lying on said easterly line of Tract 1; thence N56°19'12"W, 255.79 feet along said easterly line of Tract 1 to the **POINT OF BEGINNING** of said tract.

Said tract contains 3,140 square feet of land, more or less.

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

### Tract No. 2

That portion of Tract 2, Sheridan Country Club Minor Subdivision, City of Sheridan, 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 28 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S00°49'29"W, 530.96 feet to the **POINT OF BEGINNING** of said tract (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of said Tract 2, Sheridan Country Club Minor Subdivision; thence N90°00'00"E, 180.02 feet along said easterly line of Tract 2 to a point; thence S64°24'01"E, 78.66 feet along said easterly line to a point; thence S25°32'15"W, 437.43 feet along said easterly line to a point; thence N64°27'45"W, 75.45 feet along said easterly line to a point, said point lying on the west line of the NW1/4NW1/4, Section 28; thence N00°49'29"E, 396.20 feet along said west line of NW1/4NW1/4 to the **POINT OF BEGINNING**.

Said tract contains 69,370 square feet of land, more or less.

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

### Tract No. 3

A tract of land situated in the NW1/4NW1/4 of Section 28, Township 56 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 28 (Monumented with a 3 1/4" Aluminum Cap per PLS 2615); thence S00°49'29"W, 530.96 feet to the **POINT OF BEGINNING** of said tract (Monumented with 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of Tract 2, Sheridan Country Club Minor Subdivision to the City of Sheridan; thence N00°49'29"E, 85.67 feet along said easterly line of said Tract 2 to a point; thence, leaving said easterly line, S64°24'01"E, 198.25 feet to a point, said point lying on said easterly line of Tract 2; thence S90°00'00"W, 180.02 feet along said easterly line of Tract 2 to the **POINT OF BEGINNING** of said tract.

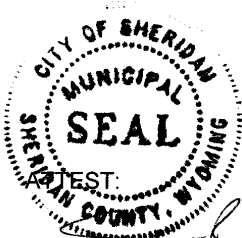
Said tract contains 7,708 square feet of land, more or less.

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

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

Section 4. 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 19<sup>th</sup> day of September, 2011



Scott Badley – City Clerk

Dave Kinskey  
Dave Kinskey – Mayor

State of Wyoming )  
County of Sheridan )

Subscribed and Sworn to (or affirmed) before me this 23<sup>rd</sup> day of

September, 2011, by Dave Kinskey  
Rebecca K. Barnhart  
Notary Public

My Commission expires Feb. 11, 2012





**EXHIBIT "A"**

**Record Owner:** System Land, LLC

**Re: Tract No. 1 Zoning Change From R-1 to B-1**

June 28, 2011

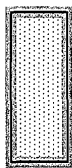
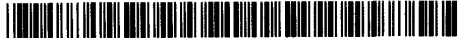
A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Beginning at the northwest corner of said Section 28; thence S23°18'11"E, 615.07 feet to the **POINT OF BEGINNING** of said tract (Monumented with a 2"Aluminum Cap per PLS 2615), said point lying on the easterly line of Tract 1, Sheridan Country Club Minor Subdivision to the City of Sheridan; thence, leaving said easterly line, S64°24'01"E, 176.69 feet to a point; thence S39°48'34"E, 86.40 feet to a point, said point lying on said easterly line of Tract 1; thence N56°19'12"W, 255.79 feet along said easterly line of Tract 1 to the **POINT OF BEGINNING** of said tract.

Said tract contains 3,140 square feet of land, more or less.

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

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REQUEST ZONING CHANGE FROM  
 R-1 TO B-1 (±3,140 S.F.)

# ZONING CHANGE

**SHERIDAN COUNTRY CLUB  
 MINOR SUBDIVISION**

**TRACT 1  
 B-1 ZONING**

**TRACT 1  
 R-1 ZONING**

**TRACT 1  
 ±3,140 S.F.**

**TRACT 2  
 ±69,370 S.F.**

**TRACT 3  
 ±7,708 S.F.**

**CLOUD PEAK RANCH,  
 NINTH FILING  
 B-1 ZONING**

**B-1 ZONING**

**CLOUD PEAK RANCH,  
 FOURTH FILING  
 B-1 ZONING**

RECORD OWNER:  
 SYSTEM LAND, LLC  
 (BOOK 442, PAGE 88)

**TIE TABLE**  
 FROM THE NE CORNER  
 OF SECTION 28, T56N, R84W, 6TH P.M.

| TIE | BEARING     | DISTANCE |
|-----|-------------|----------|
| T1  | S00°49'29"W | 530.96'  |
| T2  | S23°18'11"E | 615.07'  |

**SCALE: 1"=200'**  
 BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1993), NAD 88 (U.S. SURVEY FEET)  
 DATE: 1/09/2011  
 DISTANCES ARE SURFACE



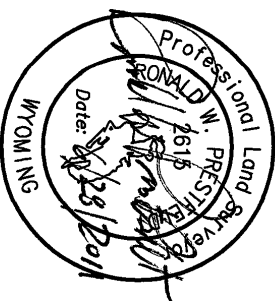
## LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- NOT FOUND/NOT SET/CALCULATED POSITION
- PARCEL BOUNDARY FOR ZONING CHANGE
- INTERIOR PROPERTY/LOT LINES
- SECTION LINE
- INTERIOR SECTION LINE
- ANNEXATION 2 BOUNDARY LINE
- MYDLAND ROAD RIGHT-OF-WAY LINE
- ZONING BOUNDARY

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
 COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE  
 STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAN 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"

## EXHIBIT "B"

## ZONING CHANGE FROM R-1 TO B-1

CLIENT: SYSTEM LAND, LLC  
 LOCATION: TRACT 1, & TRACT 2, SHERIDAN COUNTRY CLUB  
 MINOR SUBDIVISION, CITY OF SHERIDAN, AND  
 NW1/4NW1/4, SECTION 28, T56N, R84W,  
 SHERIDAN COUNTY, WYOMING

**RESTFELDT  
 SURVEYING**

2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415  
 FAX 674-5000  
 JUN-2002-101  
 DN-2002101, ANNEXATION2 ZONING MAP 1-14-04  
 THIS ZONING CHANGES TRACT 1  
 JUNE 28, 2011



**EXHIBIT "A"**

**Record Owner:** System Land, LLC

**Re: Tract No. 2: Zoning Change From R-1 to B-1**

June 28, 2011

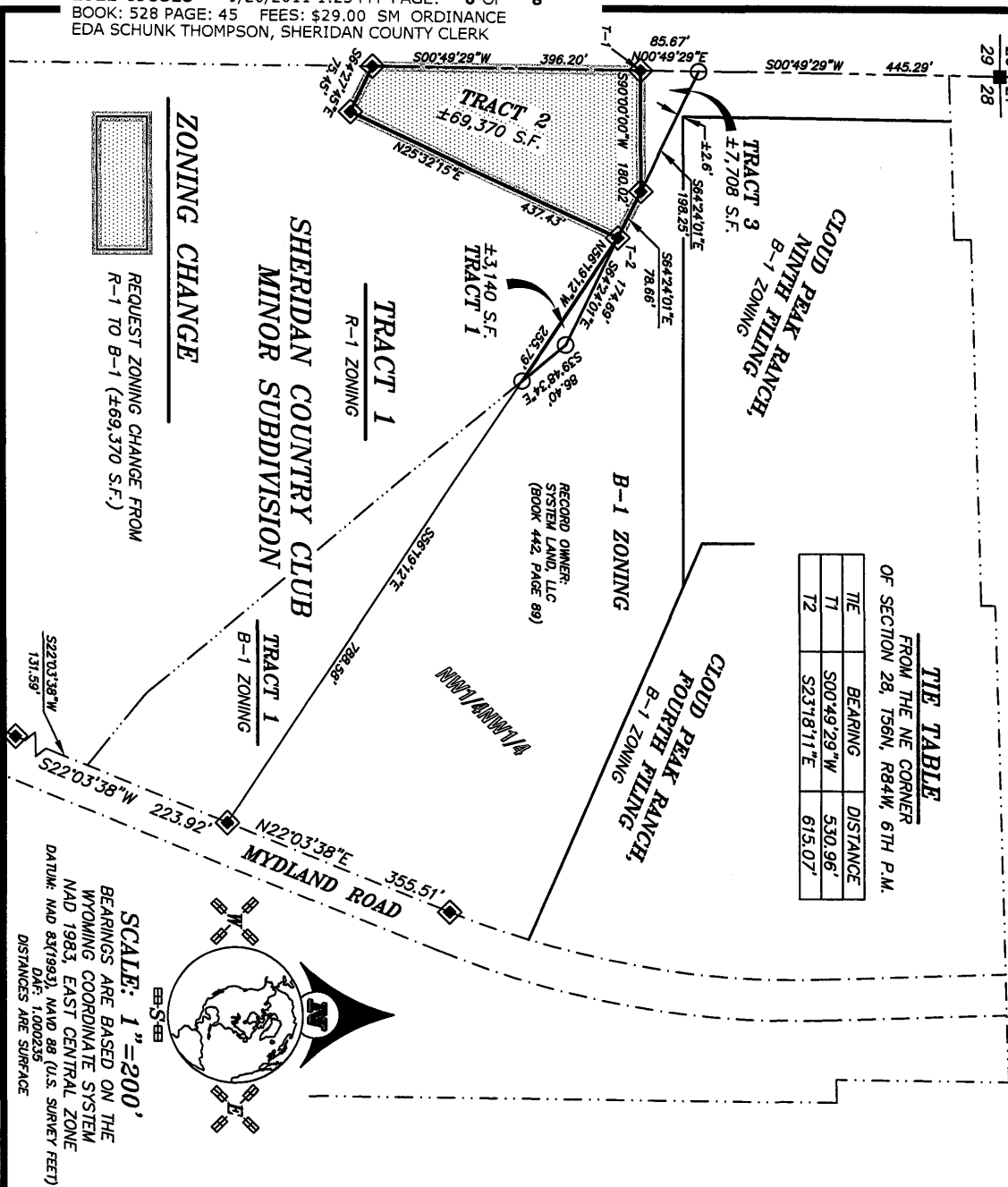
That portion of Tract 2, Sheridan Country Club Minor Subdivision, City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°49'29"W, 530.96 feet to the **POINT OF BEGINNING** of said tract (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of said Tract 2, Sheridan Country Club Minor Subdivision; thence N90°00'00"E, 180.02 feet along said easterly line of Tract 2 to a point; thence S64°24'01"E, 78.66 feet along said easterly line to a point; thence S25°32'15"W, 437.43 feet along said easterly line to a point; thence N64°27'45"W, 75.45 feet along said easterly line to a point, said point lying on the west line of the NW¼NW¼, Section 28; thence N00°49'29"E, 396.20 feet along said west line of NW¼NW¼ to the **POINT OF BEGINNING**.

Said tract contains 69,370 square feet of land, more or less.

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

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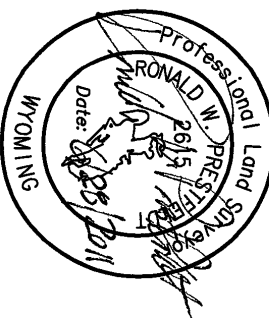
**TIE TABLE**  
 FROM THE NE CORNER  
 OF SECTION 28, T56N, R84W, 6TH P.M.

| TIE | BEARING     | DISTANCE |
|-----|-------------|----------|
| T1  | S00°49'29"W | 530.96'  |
| T2  | S23°18'11"E | 615.07'  |

- LEGEND:**
- FOUND 2" ALUMINUM CAP PER PLS 2615
  - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - NOT FOUND/NOT SET/CALCULATED POSITION
  - PARCEL BOUNDARY FOR ZONING CHANGE
  - INTERIOR PROPERTY/LOT LINES
  - SECTION LINE
  - INTERIOR SECTION LINE
  - ANNEXATION 2 BOUNDARY LINE
  - MYDLAND ROAD RIGHT-OF-WAY LINE
  - ZONING BOUNDARY

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING  
 COUNTY OF SHERIDAN : ss  
 I, RONALD W. PRESTFELD, 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"

**EXHIBIT "B"**

**ZONING CHANGE FROM R-1 TO B-1**

CLIENT: SYSTEM LAND, LLC  
 LOCATION: TRACT 1, & TRACT 2, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, CITY OF SHERIDAN, AND NW1/4NW1/4, SECTION 28, T56N, R84W, SHERIDAN COUNTY, WYOMING



RESTFELD  
 SURVEYING  
 2340 WETLANDS DR., SUITE 100  
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 307-672-7415  
 307-674-5000  
 FAX 674-5000  
 JUN-2002-101  
 DN-2002101, ANNEXATION 2 ZONING MAP 1-14-04  
 TAB: ZONING CHANGES TRACT 2  
 JUNE 28, 2011



## EXHIBIT "A"

**Record Owner:** System Land, LLC

**Re: Tract No. 3 Zoning Change from R-1 to B-1**

June 28, 2011

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28, Township 56 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:

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# ZONING CHANGE

REQUEST ZONING CHANGE FROM  
 R-1 TO B-1 (±7,708 S.F.)

SHERIDAN COUNTRY CLUB  
 MINOR SUBDIVISION

TRACT 1  
 R-1 ZONING

TRACT 1  
 ±3,140 S.F.

RECORD OWNER:  
 SYSTEM LAND, LLC  
 (BOOK 442, PAGE 89)

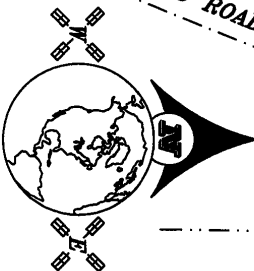
B-1 ZONING

CLOUD PEAK RANCH  
 FOURTH FILING  
 B-1 ZONING

CLOUD PEAK RANCH  
 NINTH FILING  
 B-1 ZONING

| TIE | BEARING     | DISTANCE |
|-----|-------------|----------|
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**TIE TABLE**  
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 DATUM: NAD 83(1993), NAD 88 (U.S. SURVEY FEET)  
 D.F.C. 1000235  
 DISTANCES ARE SURFACE

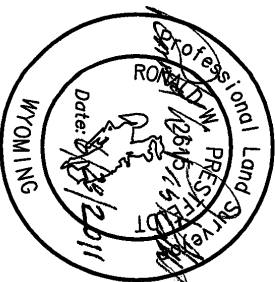
## LEGEND:

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- NOT FOUND/NOT SET/CALCULATED POSITION
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