Sheridan City Planning Commission
Meeting Agenda
January 27, 2020
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members.

2. Election of Chairman

   Nominations:

   Vote:

3. Election of Vice-Chairman

   Nominations:

   Vote:

4. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

5. Review, correction, and approval of minutes of the November 25, 2019 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

6. Consideration of PL-19-31**, Hill Court ROW vacation.** A request to vacate a total of .45 acres of the unimproved Hill Court right-of-way. Located in the Colony South Addition, in the 1400 block of S. Main St.

   Motion by:

   Second:

   Vote:

7. Consideration of PL-19-32, **Kaden Court Minor Subdivision.** A request to replat 3.20 acres, from 10 lots and the Hill Court ROW into 2 lots and 2 outlots. Zoned R-1 Residence District. Located in the Colony South Addition, in the 1400 block of South Main St.

   Motion by:

   Second:

   Vote:

8. Consideration of PL-20-2**, Circle 8 ROW vacation.** A request to vacate a total of .06 acres of the remaining unimproved Circle 8 right-of-way. Located in the Shelter Acres Subdivision, in the 1400 block of S. Main St.

   Motion by:

   Second:

   Vote:

9. Comments from commissioners and staff.

10. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the November 25, 2019 meeting.

Motion by:

Second:

Vote:

Attachments

11-25-2019 minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:00 P.M. November 25, 2019

Planning Commission members present: Chairman Mike Giorgis, Jason Boucher, Mike Mellgren, Jon Oman, Paula Whitworth and Tod Windsor. City of Sheridan staff members present: Director of Public Works, Lane Thompson and Planning Commission Secretary, Carolyn Byrd.

Item #1: Call to Order and Roll Call of Members.

Present: Jason Boucher, Mike Giorgis, Mike Mellgren, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: None.

Item #2: Approval of Agenda as Presented.

Jason Boucher moved the Agenda be approved as presented. Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the October 28, 2019 meeting.

Jon Oman moved the minutes be approved as presented. Jason Boucher seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of **PL-19-29, 475 E Brundage Street, EMC sign.** A request to approve an Electronic Message Center sign within 300 feet of a single family residence. Zoned PUD, Planned Unit Development. Located at 475 E Brundage Street.

Lane Peterson said the applicant, Sheridan On Skates, located in the M&M Center, is requesting an electronic sign. The sign will be located within 300 feet of a single family dwelling and will require Planning Commission and City Council approval. The sign will be on the south side of the building, facing East Brundage. The nearest single-family residence is on the east side of North Sheridan Avenue. The sign will not shine directly into the residences, but it may be noticeable, especially at night. The lot directly across

from it is currently vacant. He said they will meet the requirements if the Planning Commission and City Council approve it and they will have to get a building permit.

Mike Giorgis asked where the affected residences are located.

Mr. Peterson said the residences across Sheridan Avenue.

Mr. Giorgis asked if they have received any public input.

Mr. Peterson said they have not.

Jason Boucher asked if the nearest neighbors within 300' had been contacted.

Mr. Peterson said they contacted 18 nearby property owners and they have not received any comments at this time.

Tod Windsor moved the Planning Commission approve PL-19-29, 475 E Brundage Street, EMC sign. A request to approve an Electronic Message Center sign within 300 feet of a single family residence at Sheridan on Skates, located at 475 East Brundage Street, zoned PUD, Planned Unit Development. Mike Mellgren seconded the motion. Roll call vote, unanimous in favor of the motion.

Item #5: Consideration of **PL-19-30, Sheridan High Tech Gateway IV Subdivision**. A request to subdivide + 9.05 acres from 1 lot into 2 lots. Zoned Gateway District. Located on the southwest corner of Hi Tech Drive.

Mr. Peterson said they will be splitting the lot into two lots for the expansion project of Kennon Products. He said one issue is it will require a variance for the depth to front ratio.

Robert Briggs represented SEEDA, the property owner and said he would be happy to answer any questions. He said the surveyor Craig Shavlik of KL & A Engineering was also present to answer any questions. He said the main reason for the subdivision is the Federal Government and the Wyoming Business Council require liens on property for grants and loans. The goal is to only encumber one half of the 9 acres so the remainder will be available for additional projects in the High Tech Business Park. He said there is an easement for an existing irrigation ditch.

Tod Windsor asked which lot is for the Kennon project and will Kennon own both lots.

Mr. Briggs said the proposal is for the Kennon project will be built on the north lot but this business model doesn't allow for ownership.

Mr. Windsor was concerned the ditch easement would limit the size of a building on the south lot.

Mr. Briggs said it would have to have a smaller building than Kennon or Vacutech.

Mr. Giorgis asked if SEEDA is OK with the size of the smaller lot.

Mr. Briggs said the Project Committee has reviewed the layout and are OK with it.

Jason Boucher moved the Planning Commission recommend to the City Council approval for PL-19-30, Sheridan High Tech Gateway IV Subdivision, a request to subdivide + 9.05 acres from 1 lot into 2 lots, zoned Gateway District, located on the southwest corner of Hi Tech Drive. Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff.

Jon Oman asked Mr. Peterson when they anticipate a replacement for Brian Craig.

Mr. Peterson said they have received good applications and would start interviewing next week. He said if any Commissioners are interested in that process to let him know.

Mr. Giorgis asked if there is a replacement for Ryan Franklin.

Mr. Peterson said the advertisement process has started.

Item #7: Adjourn

Meeting adjourned at 7:19 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission

FROM:

RE: Consideration of PL-19-31**, Hill Court ROW vacation.** A request to vacate a total of .45 acres Right-of-Way located in the Colony South Addition. This is located in the 1400 block of S. Main St.

Staff Recommendation

Staff recommends the waiver of the $2.00 per square foot fee for this right of way vacation. This is due to the geographic challanges with this property. In return for the fee waiver, the developer has agreed to put the hill side into a conservation easement on the accompanying plat. This will prevent future building on the slope.
In evaluating whether or not the request meets the requirements of Sheridan City Code Appendix B §205, staff concluded the following.

1. ***The vacation does not abridge or destroy any of the rights and privileges of other proprietors in the platted area.***
2. ***The vacation does not close or obstruct any public highway.***
3. ***Proper notification has occurred to impacted parties and private utilities.***

City code requires that the area vacated shall be conveyed to all lots or parcels adjacent to the street or alley being vacated in equal proportions or as prescribed by the petitioners. In this case, the adjacent owners have an agreement on how this Right-of-Way will be divided. This vacated area will be included in the Kaden Court Minor Subdivision.
All utility companies have been notified and have approved of this vacation. Staff sent out direct nearest neighbor notifications as part of this application, in addition to advertising in the press and a sign posted on the property. No comments from the public have been received by this date.

Staff intends to bring this item for final consideration at the next City Council meeting.

Staff has no further comments at this time.

Background:
The owners are requesting to vacate a total of .45 acres of the unimproved Hill Court right-of-way located in the Colony South Addition, in the 1400 block of S. Main Street.

Hill Court was originally platted in 1976 as part of the Colony South Addition, as a cul de sac for 10 lots off of South Main St. The right of way is located on a hill and remains in its native vegetative state.

Findings of Fact

Vacation of platted easements and rights-of-way is governed by Sheridan City Code Appendix B §205. That section requires that in the case of an easement vacation the following be found to be true:

1. The vacation does not abridge or destroy any of the rights and privileges of other proprietors in the platted area.
2. The vacation does not close or obstruct any public highway.
3. Proper notification has occurred to impacted parties and private utilities.

Attachments

petition to vacate
vacation agreement
Exhibits
aerial

PETITION FOR RIGHT OF WAY VACATION

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of Sheridan City Code Appendix B§ 205, and applicable state statutes, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the vacation of right-of-way within the city limits of Sheridan, Wyoming, having a legal description as follows: See Attached.

2. Excalibur Construction - Andrew McFaul, and Kurt and Amber Huestis are the owners of the abutting property who have signed this petition for vacation.

3. A survey of the area sought to be vacated is attached hereto and made a part hereof.

4. The petitioners certify that they represent a majority of the property owners, owning a majority of the property abutting the right-of-way to be vacated.

5. Petitioners hereby request that said lands be vacated for the following reason(s): Hill Court serves no useful purpose. Hill Court is currently the right of way access to a major subdivision that can never be built due to the hillside being too steep to construct a residential dwelling. With the vacation of Hill Court, the possibility to build closer to the street and improve surrounding homes' values, becomes possible.

Therefore, Petitioners pray said right-of-way be vacated pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 24th day of October, 2019.

Signed by the Petitioners (attach more sheets as necessary:

Kurt Huestis
Amber Huestis
Andrew McFaul

STATE OF Wyoming)
) ss
COUNTY OF Sheridan)

The above and foregoing was subscribed, sworn to, and acknowledged before me by Andrew this 24 day of October 2019.

KRISTA K KELLY - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES MAY 31, 2021

My Commission Expires:

Notary Public Krista Kelly

EXHIBIT OF ROW VACATION

AREA TO BE CONVEYED TO EXCALIBUR CONSTRUCTION

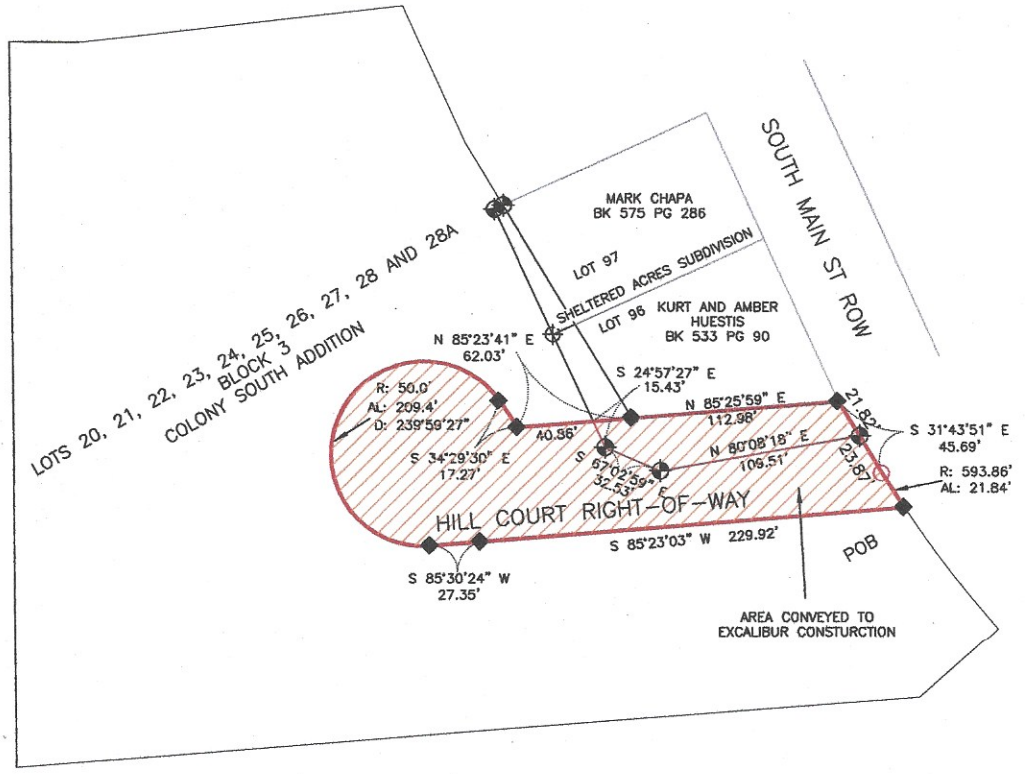
HILL COURT ROW, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34,TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±.45 ACRES

HILL COURT ROW ESTABLISHED BY COLONY SOUTH ADDITION PLAT:
RECORDED IN PLAT BOOK 1, PAGE 140, NO 684410, ON APRIL, 29, 1976.

LEGAL DESCRIPTION:

HILL COURT RIGHT-OF-WAY (ROW) MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HILL COURT AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; THENCE S 85°23'03" W, 229.92 FEET; THENCE S 85°30'24" W, 27.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, ARC LENGTH OF 209.4 FEET AND A DELTA ANGLE OF 239°59'27"; THENCE S 34°29'30" E, 17.27 FEET; THENCE N 85°23'41" E 62.03 FEET TO THE SOUTHWEST CORNER OF LOT 96 OF SHELTERED ACRES SUBDIVISION; THENCE N 85°25'59" E, 112.98 FEET ALONG SAID LOT 96 SOUTH LINE TO A POINT ON SAID WESTERN RIGHT-OF-WAY LINE; THENCE S 31°43'51" E 45.69 FEET, ALONG SAID WESTERN RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 593.86 FEET AND AN ARC LEGNTH OF 21.84 FEET, ALONG SAID WESTERN RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING
CONTAINING .45 ACRES MORE OR LESS



SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 10/23/19
WYOMING

N

SCALE: 1"=80'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

- SET 1.5" AC LS 14250
- FOUND 1.5" AC-PLS 10287
- FOUND 2" IRON PIPE AS NOTED
- AC ALUMINUM CAP
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- AREA TO BE VACATED
- ROW BOUNDARY LINE

PREPARED BY:
Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: EXCALIBUR CONSTRUCTION, LLC
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

Date: 10/23/19

Hill Court Vacation Agreement

THIS AGREEMENT is made and entered into this 19th day of December, 2019, by and between Kurt Huestis, Amber Huestis, and Excalibur Construction. All of the above-named parties are the property owners of the land and property which surrounds Hill Court, an existing Right of Way for the City of Sheridan.

THE ABOVE-NAMED PARTIES, through this vacation process of Hill Court, are aware of, agree to and will comply with the following terms:

1. Wyoming State Statute on vacation of land is written so that unless the parties dually agree to other terms and land division, each property owner would be fully entitled to exactly half of the vacation of any City Right of Way that directly affects them.
2. The dually agreed to division of land and allocation of Hill Court is based on an existing signed agreement between the parties. Per existing agreement, this division of Hill Court is not a fifty-fifty split.
3. Excalibur Construction, owned by an above-named party, agrees to provide Huestis, and above-named party with enough materials so that Huestis may build a cedar fence on that property.
4. Excalibur Construction, agrees to gift a portion of their land, to Huestis. This gifted portion of land is referenced on the existing agreement dated October 07, 2019. The gifted land is agreed to be the land in which Huestis already has a partial fence located on.

Kurt Huestis

Amber Huestis

Excalibur Construction

This agreement acknowledged before me on the 19th day of December, 2019.

WITNESS my hand and official seal.

KRISTA K KELLY - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES MAY 31, 2021

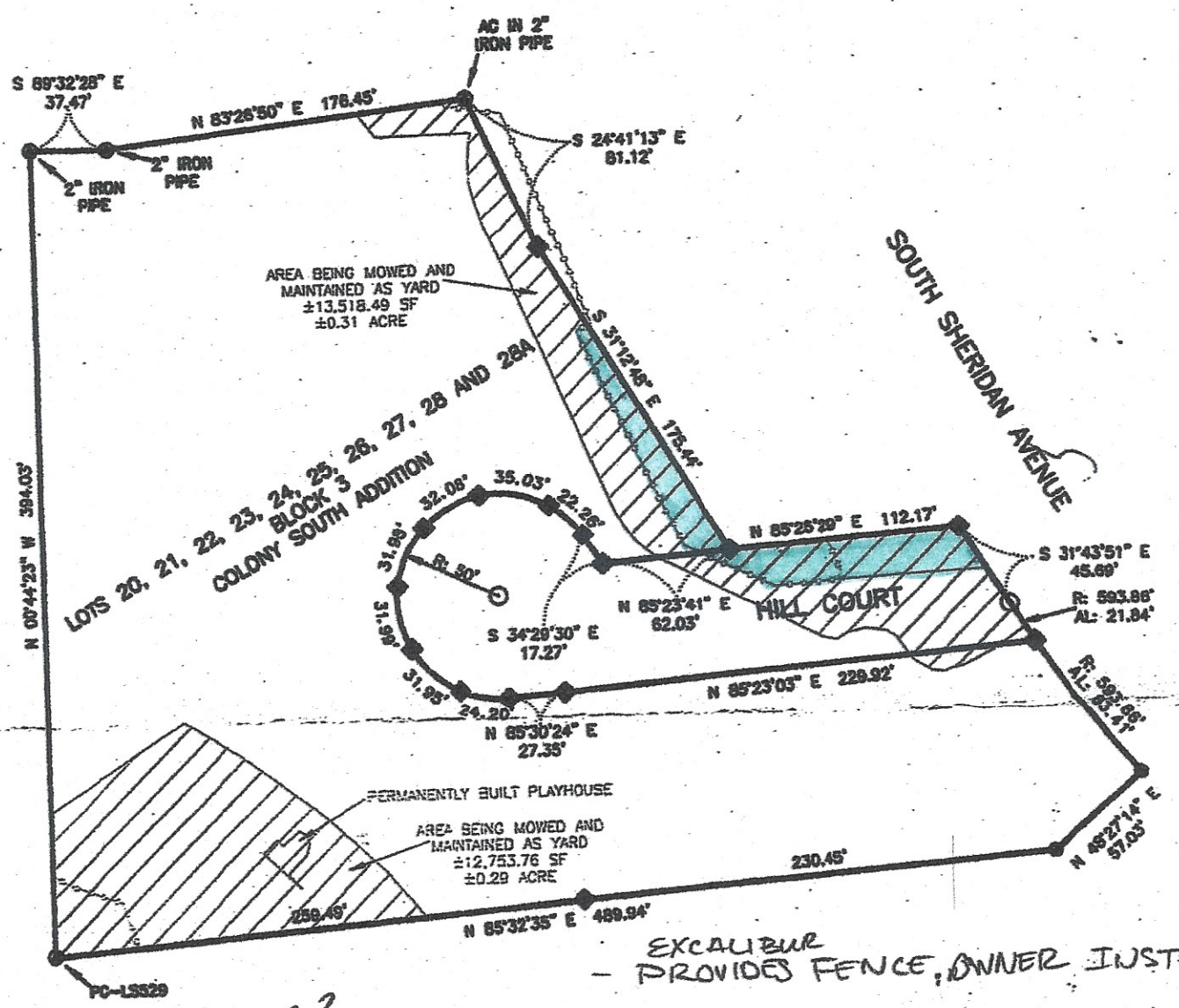
My Commission expires: 5-31-21

Signature of Notarial Officer

Title: Notary Public

EXHIBIT OF SURVEY

LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28 AND 28A OF BLOCK 3, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN,
LOCATED IN THE NE¼SE¼ OF SECTION 34,TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
CONTAINING ±2.82 ACRES



- EXCALIBUR
- PROVIDES FENCE, OWNER INSTALLS
- PROVIDE LAND TO SOUTH & WEST
- PROVIDE SURVEY & REPLAT FEES

SIGNED: [signature] DATE: 10-7-19

SIGNED: [signature] DATE: 10-7-19

LEGEND

SIGNED: [signature] DATE: 10/7/19

RIGHT OF WAY VACATION EXHIBIT A

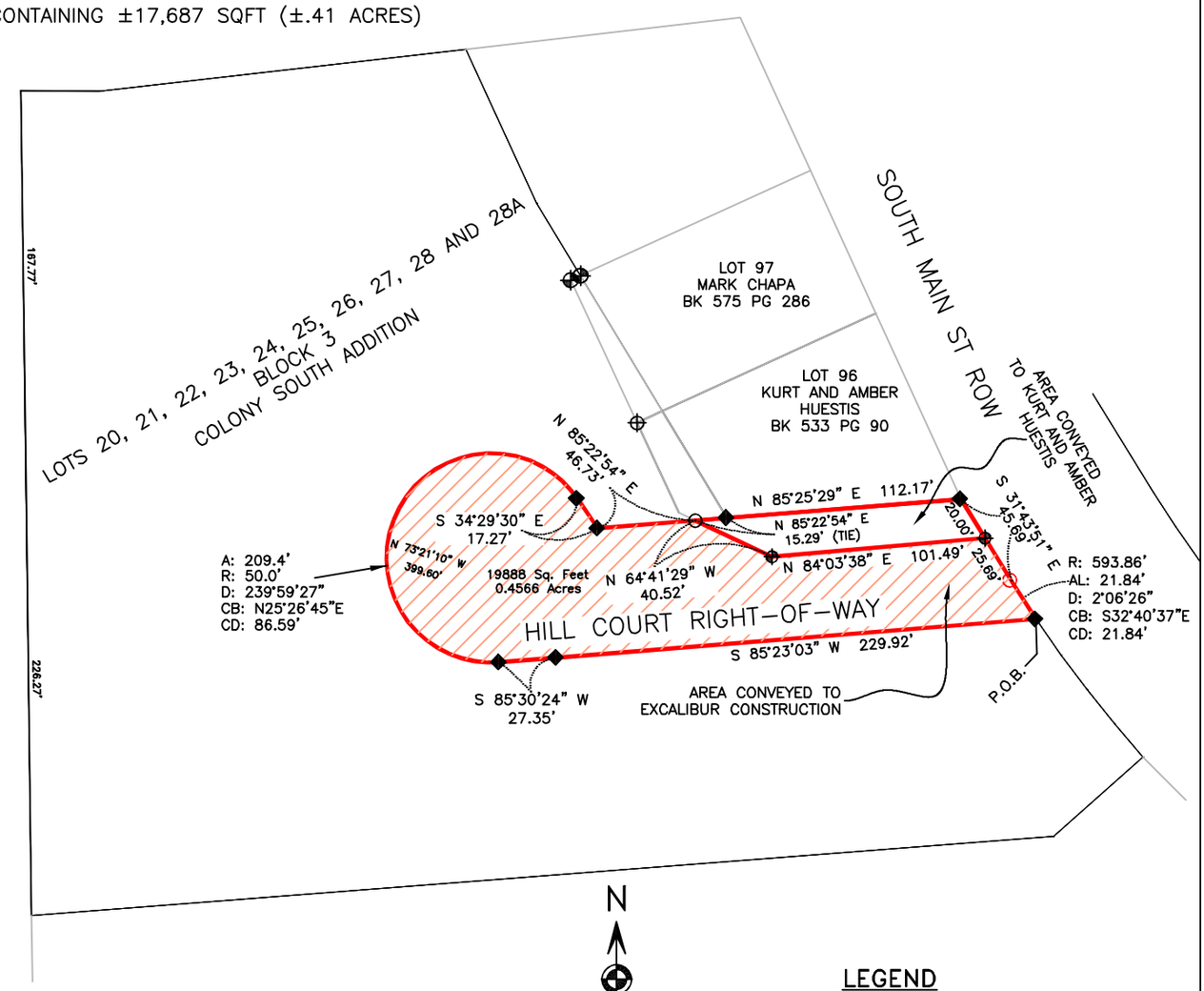
HILL COURT RIGHT-OF-WAY, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN,
LOCATED IN THE NE¼SE¼ OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
CONTAINING ±.41 ACRES

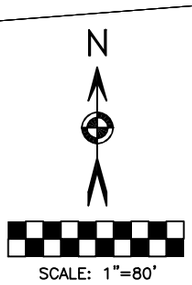
HILL COURT RIGHT-OF-WAY ESTABLISHED BY COLONY SOUTH ADDITION PLAT:
RECORDED IN PLAT BOOK 1, PAGE 140, NO 684410, ON APRIL, 29, 1976.

AREA TO BE CONVEYED TO EXCALIBUR CONSTRUCTION:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HILL COURT AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE S 85°23'03" W, 229.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HILL COURT: THENCE S 85°30'24" W, 27.35 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, AN ARC LENGTH OF 209.4 FEET, A DELTA ANGLE OF 239°59'30", A CHORD BEARING OF N 25°26'45" E AND A CHORD LENGTH OF 86.59 FEET; THENCE S 34°29'30" E, 17.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HILL COURT; THENCE N 85°22'54" E 46.73 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE S 64°41'29" E, 40.52 FEET; THENCE N 84°03'38" E 101.49 FEET TO A POINT ON SAID WESTERN RIGHT-OF-WAY LINE OF SOUTH MAIN STREET: THENCE S 31°43'51" E, 25.69 FEET ALONG SAID WESTERN RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT HAVING A RADUS OF 593.86 FEET, AN ARC LENGTH OF 21.84 FEET, A DELTA ANGLE OF 2°06'26", A CHORD BEARING OF S 32°40'37" E AND A CHORD LENGTH OF 21.84 FEET TO THE POINT OF BEGINNING.

CONTAINING ±17,687 SQFT (±.41 ACRES)

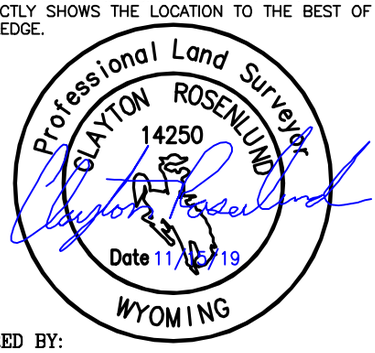




LEGEND

- SET 1.5" AC LS 14250
- FOUND 1.5" AC-PLS 10287
- FOUND 2" IRON PIPE W/ 5/8 REBAR
- CALCULATED CORNER
- A.C. ALUMINUM CAP
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

PREPARED BY:
Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: EXCALIBUR CONSTRUCTION, LLC
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

Date: 11/15/19

RIGHT–OF–WAY VACATION EXHIBIT B

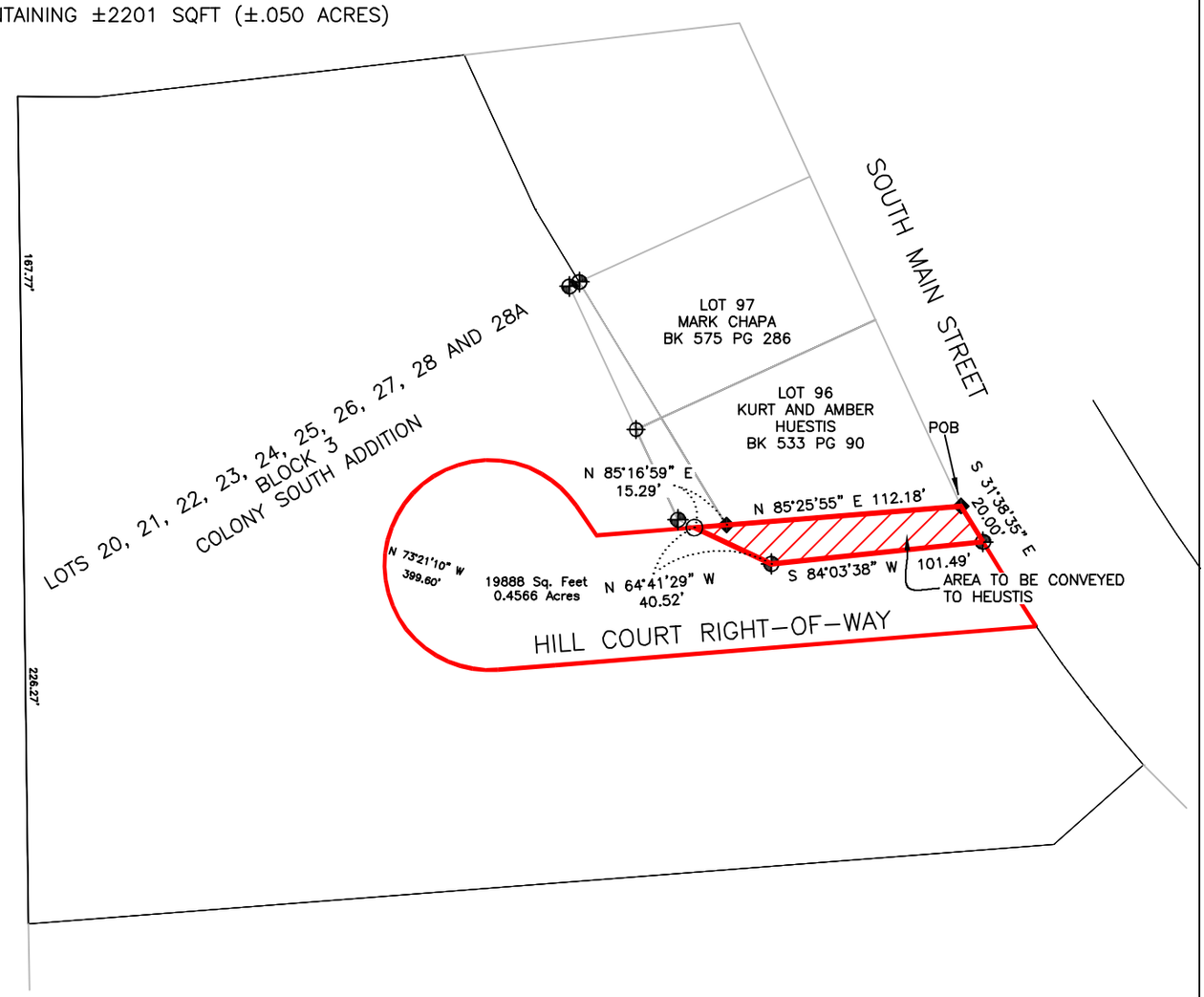
HILL COURT RIGHT–OF–WAY, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN,
LOCATED IN THE NE¼SE¼ OF SECTION 34,TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
CONTAINING ±.05 ACRES

LEGAL DESCRIPTION

(AREA TO BE CONVEYED TO KURT AND AMBER HUESTIS)

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF HILL COURT AND THE WESTERN RIGHT–OF–WAY LINE OF SOUTH MAIN STREET; THENCE S 31°38'35" E, 20.00 FEET ALONG SAID WESTERN RIGHT–OF–WAY LINE OF SOUTH MAIN STREET TO A POINT; THENCE S 84°03'38" W, 101.49 FEET; THENCE N 64°41'29" W, 40.52 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF HILL COURT; THENCE N 85°16'59" E, 15.29 FEET TO THE SOUTHWEST CORNER OF LOT 96, SHELTERED ACRES SUBDIVISION; THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE (ALSO THE SOUTH LINE OF SAID LOT 96) N 85°25'55" E, 112.18 FEET TO THE POINT OF BEGINNING.

CONTAINING ±2201 SQFT (±.050 ACRES)



N

SCALE: 1"=80'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

⊕	SET 1.5" AC LS 14250
◆	FOUND 1.5" AC–PLS 10287
⊕	FOUND 2" IRON PIPE W/ 5/8 REBAR
○	CALCULATED CORNER
A.C.	ALUMINUM CAP
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
▨	AREA TO BE CONVEYED
▬	SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 11/15/19
WYOMING

PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: KURT AND AMBER HUESTIS
1460 SOUTH MAIN STREET
SHERIDAN, WYOMING

Date: 11/15/19

EXHIBIT C

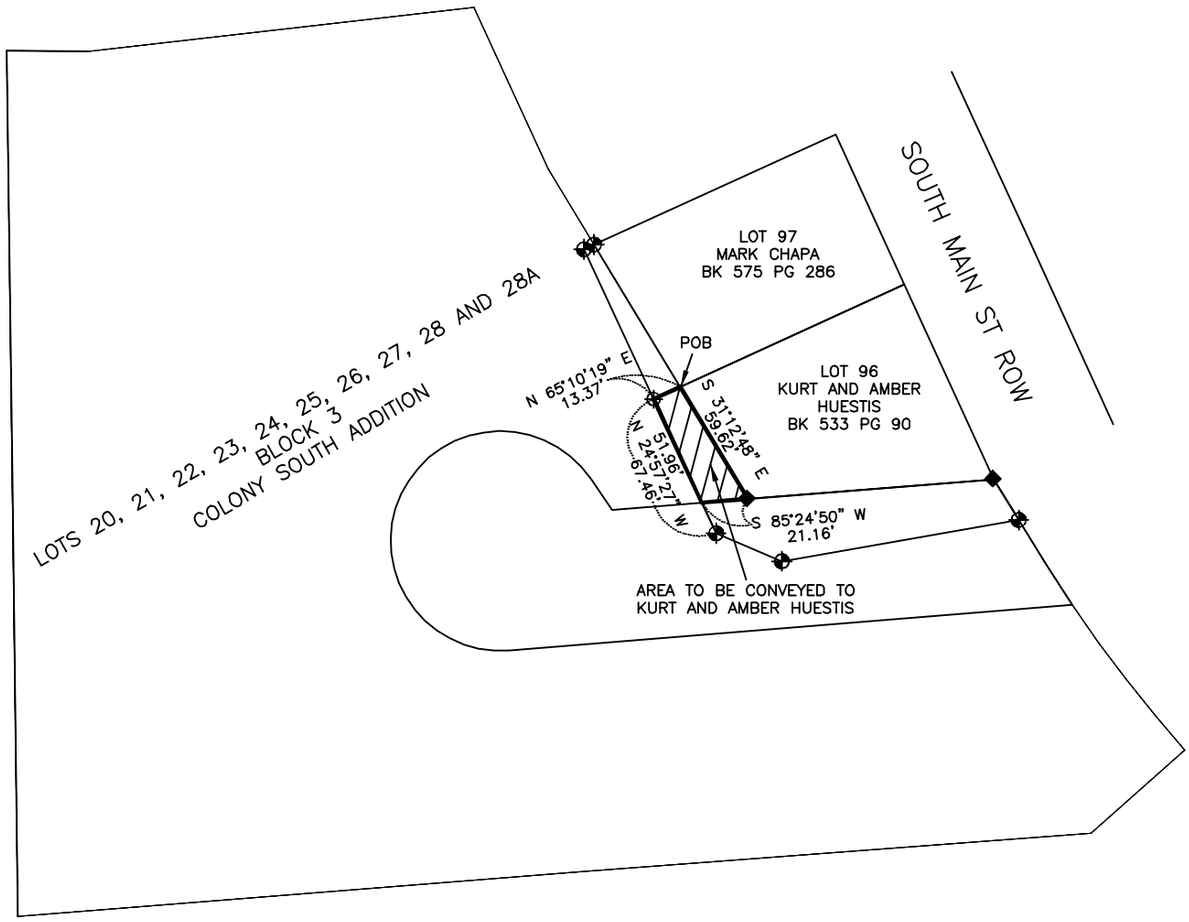
A PORTION OF LOTS 28 AND 28A OF BLOCK 3, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34,TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±0.02 ACRES

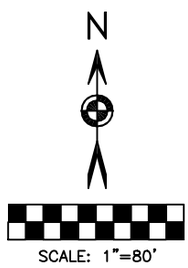
LEGAL DESCRIPTION

AREA TO BE CONVEYED TO KURT AND AMBER HUESTIS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 96 SHELTERED ACRES SUBDIVISION; THENCE ALONG THE WEST LOT LINE OF SAID LOT 96, S 31°12'48" E, 59.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 96; THENCE S 85°24'50" W, 21.16 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HILL COURT TO A POINT; THENCE N 24°57'27" W, 51.96 FEET ALONG AN EXISTING CHAIN LINK FENCE TO A POINT; THENCE N 65°10'19" E, 13.37 FEET TO THE POINT OF BEGINNING.

CONTAINING ±911.82 SQFT (±.02 ACRES) MORE OR LESS



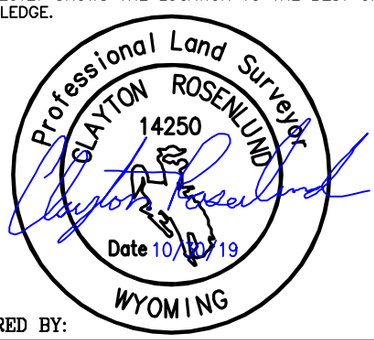


BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

- SET 1.5" AC LS 14250
- FOUND 1.5" AC-PLS 10287
- FOUND 2" IRON PIPE W/ ⅝ REBAR
- AC ALUMINUM CAP
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: EXCALIBUR CONSTRUCTION, LLC
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

Date: 10/30/19

EXHIBIT D

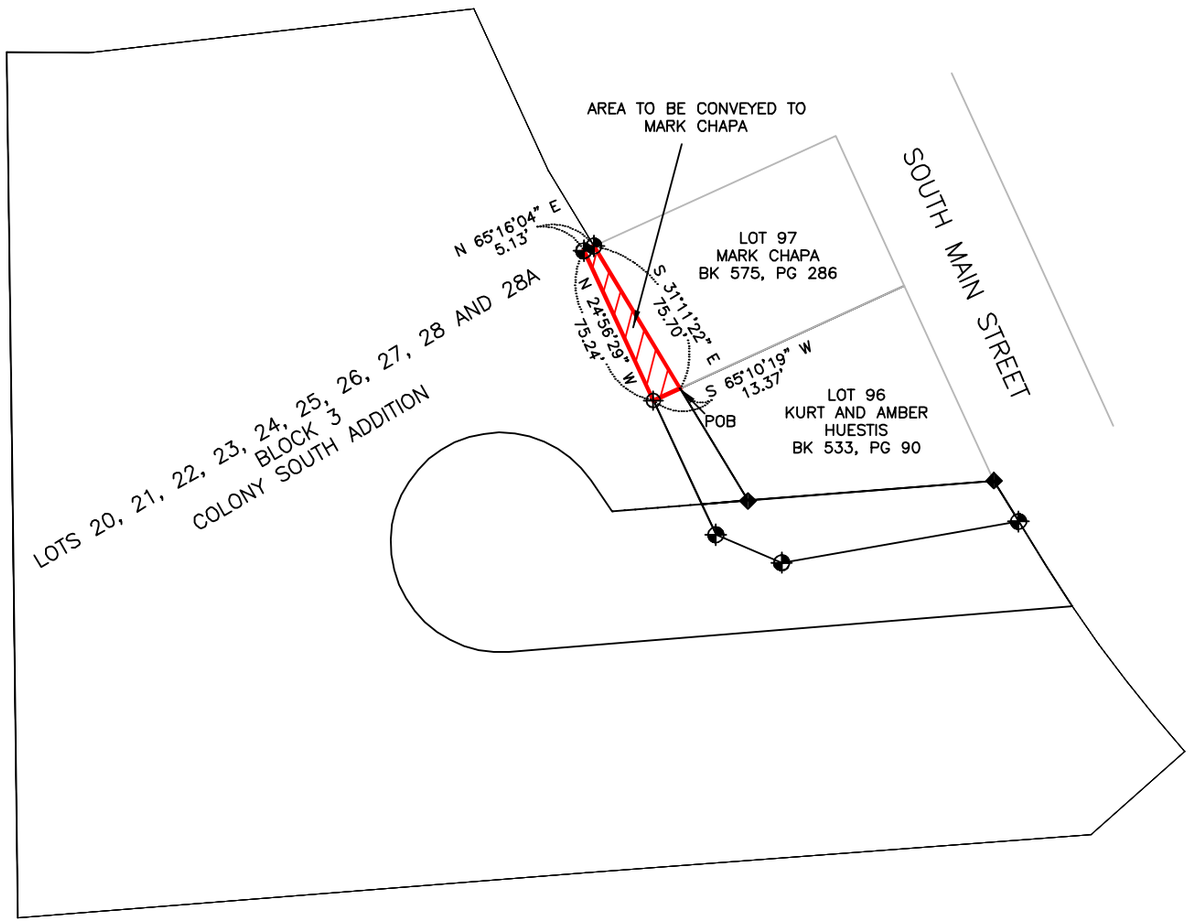
A PORTION OF LOTS 28 AND 28A OF BLOCK 3, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±0.16 ACRES

LEGAL DESCRIPTION

AREA TO BE CONVEYED TO MARK CHAPA

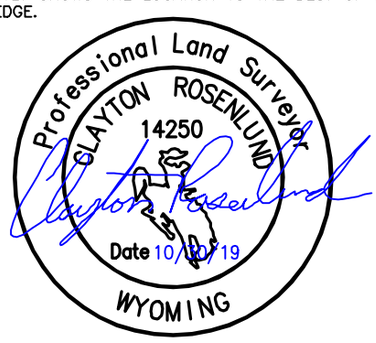
BEGINNING IN THE SOUTHWEST CORNER OF LOT 97, SHELTERED ACRES SUBDIVISION; THENCE S 65°10'19" W, 13.37 FEET, TO A POINT ON A CHAINLINK FENCE; THENCE N 24°56'29" W 75.24 FEET ALONG SAID CHAINLINK FENCE; THENCE N 65°16'04" E 5.13 FEET TO THE NORTHWEST CORNER OF LOT 97, SHELTER ACRES SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 97, S 31°11'22" E 75.70 FEET TO THE POINT OF BEGINNING.

CONTAINING ±696 SQFT (±.016 ACRES)





SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

- SET 1.5" AC LS 14250
- FOUND 1.5" AC–PLS 10287
- FOUND 2" IRON PIPE W/ ⅝ REBAR
- AC ALUMINUM CAP
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: EXCALIBUR CONSTRUCTION, LLC
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

Date: 10/30/19



CITY OF Sheridan WYOMING

Hill Court vacation

N

0 50 100 200 Feet

Name: sgoodman Date: 01/16/2020

MEMO

TO: Planning Commission

FROM:

RE: Consideration of PL-19-32, **Kaden Court Minor Subdivision,** a request to replat 3.20 acres, from 10 lots and the Hill Court ROW into 2 lots and 2 outlots. This is within the R-1 Residence District in the Colony South Addition, in the 1400 block of South Main St.

Findings of Fact

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

1. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

2. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

3. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

4. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

5. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination

Discussion:

Staff offers the following comments on final plat required findings:

1. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

This property falls completely within the City Limits, so this condition does not apply.

2. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

Again, not applicable in this case, the property is within the city limits.

3. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

Proposed Lots 1and 2 will not meet the required front to depth ratio of 1:2.5, but this is a common request. The unusual layout of the two lots is due to the steep terrain in the back of the lot. This property includes a large hill that has been noted on the plat as the preservation area. The lot widths fronting onto South Main St. are consistent with existing lots in the area and more than adequate for future development. Staff has no objections to this request. A variance request letter has been provided with the application.

4. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

This proposed subdivision is outside of the Airport influence area.

5. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Water and sewer is readily available to both lots.

Staff has no further comments at this time.

Background

This proposed minor subdivision seeks to replat 3.20 acres from the current 10 lots and the Hill Court ROW into 2 lots. This property is zoned R-1 Residence District and is located in the Colony South Addition in the 1400 block of S. Main Street.
This plat will incorporate the proposed vacated Hill Court into a buildable area for two homes. The steep terrain and geotechnical issues have been an issue with previous owners as they try to develop the area into more housing. Excalibur Construction, the owner of the proposed Kaden Court Minor is platting just two buildable lots and has agreed to deed to the two adjacent landowners to the northeast a small section to enlarge their back yards, seen on the plat as Outlot A and B.

Attachments

aerial

final plat



CITY OF Sheridan WYOMING

Kaden Court Minor Subdivision

N

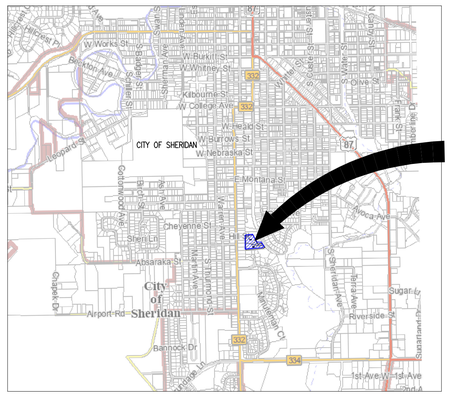
0 50 100 200 Feet

Name: sgoodman Date: 11/19/2019

FINAL PLAT OF

KADEN COURT MINOR SUBDIVISION

BEING A RE-SUBDIVISION OF LOTS 20-28 AND 28A OF BLOCK 3 AND A PORTION OF VACATED HILL COURT RIGHT-OF-WAY OF THE COLONY SOUTH ADDITION TO THE CITY OF SHERIDAN, SHERDIAN COUNTY, WYOMING
LOCATED IN THE NE¼SE¼, SECTION 34, T56N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
TOTAL AREA=±3.20 ACRES



LOCATION MAP
SCALE: 1"=2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EXCALIBUR CONSTRUCTION, INC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS KADEN COURT MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 34, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, IS A RESUBDIVISION OF LOTS 20–28 AND 28A AND A PORTION OF VACATED HILL COURT OF BLOCK 3, COLONY SOUTH ADDITION AS RECORDED IN SHERIDAN COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 3, COLONY SOUTH ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N00°44'23"W, 394.03 FEET ALONG THE EAST LINE OF STEINHILBER ADDITON TO THE SOUTHWEST CORNER OF LOT 101 OF SHELTERED ACRES SUBDIVISION; THENCE S89°32'28"E, 37.47 FEET ALONG THE SOUTH LINE OF SAID LOT 101; THENCE N83°26'50"E, 176.45 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 3, COLONY SOUTH ADDITION; THENCE S24°41'13"E, 81.12 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE S31°12'48"E, 40.10 FEET ALONG SAID EAST LINE OF LOT 28; THENCE S31°12'48"E, 135.34 FEET ALONG THE EAST LINE OF SAID LOTS 28 & 28A, BLOCK 3, COLONY SOUTH ADDITION, TO A POINT ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY; THENCE S85°20'11"W, 15.30 FEET, ALONG SAID HILL COURT RIGHT-OF-WAY TO A POINT ON A CHAIN LINK FENCE; THENCE S64°41'29"E, 40.52 FEET ALONG SAID FENCE; THENCE N84°03'38"E, 101.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE S31°43'51"E, 25.69 FEET ALONG SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.25 FEET, A RADIUS OF 593.86 FEET, A DELTA ANGLE OF 10°09'17", A CHORD BEARING OF S36°42'03"E AND A CHORD LENGTH OF 105.12 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID BLOCK 3, COLONY SOUTH ADDITION; THENCE S48°27'14"W, 57.03 FEET ALONG THE NORTH LINE OF SAID LOT 19; THENCE S85°32'35"W, 489.94 FEET ALONG THE NORTH LINES OF LOTS 19, 5 AND 4 OF SAID BLOCK 3, TO THE POINT OF BEGINNING OF SUBJECT TRACT CONTAINING AN AREA OF 3.20 ACRES, MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2020.

_____
EXCALIBUR CONSTRUCTION, INC
(MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
NOTARY PUBLIC

_____
EXCALIBUR CONSTRUCTION, INC
(MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS _____DAY OF_____.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS DAY OF _____, 2020
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____.

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS_____DAY OF _____, 2020.

_____ _____
ATTEST: VICE CHAIRMAN CHAIRMAN

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

LEGEND

- SET 1.5" AC-LS 14250
- FOUND 1.5" AC-LS 10287 OR AS NOTED
- CALCULATED CORNER
- AC ALUMINUM CAP
- PC PLASTIC CAP
- IP IRON PIPE
- P.O.B. POINT OF BEGINNING
- PRESERVATION AREA
- UTILITY EASEMENT



CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of KADEN COURT MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 1/22/20
WYOMING

REGISTERED LAND SURVEYOR
NO._____14250_____.

N

SCALE: 1"=40'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 20-28 AND 28A AND HILL COURT (VACATED) OF BLOCK 3, COLONY SOUTH ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

RECORD OWNER:
EXCALIBUR CONSTRUCTION, INC
2275 DRY RANCH ROAD,
SHERIDAN, WYOMING 82801

Prepared by Cannon Consulting LLC / (307) 752-0109

DATE PREPARED: 1/22/20

MEMO

TO: Planning Commission

FROM:

RE: Consideration of PL-20-2**, Circle 8 ROW vacation.** A request to vacate a total of .06 acres of the remaining unimproved Circle 8 right-of-way. Located in the Shelter Acres Subdivision, in the 1400 block of S. Main St.
Staff recommends that the $2.00 per square foot for this vacation be waived. The current owners of these properties were not a party to the original vacation, they have maintained this property as their own, and the City of Sheridan has no interest in keeping these areas as is not connected to any other right of way.

Discussion:
In evaluated wither or not the request meets the requirements of Sheridan City Code Appendix B, § 205, staff concluded the following.

- ***The vacation does not abridge or destroy any of the rights and privileges of other proprietors in the platted area.***
- ***The vacation does not close or obstruct any public highway.***
- ***Property notification has occurred to impacted parties and private utilities.***

All utility companies have been notified and have approved of this vacation. Staff sent out direct nearest neighbor notifications as part of this application, in addition to advertising in the press and a sign posted on the property. No comments from the public have been received by this date.

Staff intends to bring this item for final consideration at the next CIty Council meeting.

Background

The City of Sheridan is requesting to vacate a total of .06 acres in the remaining unimproved Circle 8 right-of-way. This is located in the Sheltered Acres Subdivision in the 1400 block of South Main Street. Circle 8 was originally platted in 1964, as part of the Extension of Blocks Three and Eight of Sheltered Acres Subdivision. In 1976 Colony South Addition replatted a portion of the Sheltered Acres, but left off a few lots and a small portion of the Circle 8 ROW. Over time that area has been incorporated into the adjacent owner's property and has been maintained by them. As the Hill Court vacation and Kaden Court move forward, staff felt this is a good time to clean up the ownership of the remaining right-of-way.

Potential Findings of Fact:

Vacation of the platted easements and rights-of-way is governed by Sheridan City Code Appendix B § 205. That section requires that in the case of an easement vacation the following be found to be true:
1. The vacation does not abridge or destroy any of the rights and privileges of other proprietors in the platted area.
2. The vacation does not close or obstruct any public highway.

3. Proper notification has occurred to impacted parties and private utilities.

Attachments

vacation exhibits
aerial

RIGHT OF WAY VACATION EXHIBIT A

CIRCLE 8 RIGHT-OF-WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±.016 ACRES

CIRCLE 8 RIGHT-OF-WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION:
RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER 17, 1964.

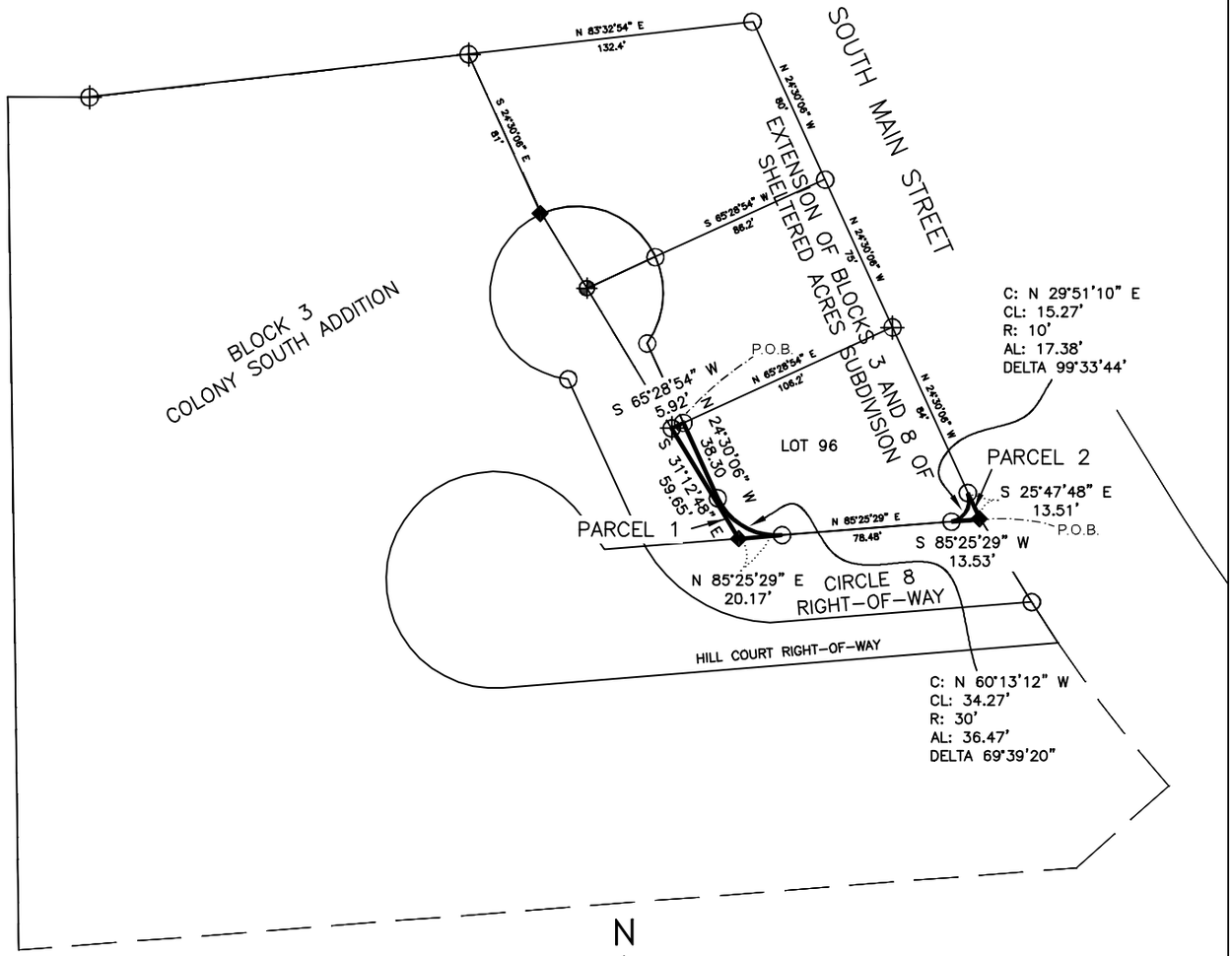
AREA TO BE CONVEYED TO KURT AND AMBER HUESTIS:

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 96 OF EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT BEING THE TRUE POINT-OF-BEGINNING OF SUBJECT PARCEL, THENCE S 65°28'54" W, 5.92 FEET TO A POINT ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE S 31°12'48" E, 59.65 FEET ALONG SAID EAST LINE TO A POINT LYING ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY; THENCE N 85°25'29" E, 20.17 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 96; THENCE THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, AN ARC LENGTH OF 36.47 FEET, A DELTA OF 69°39'20" AND A CHORD OF N 60°13'12" W, 34.27 FEET, ALONG THE WEST LOT LINE OF SAID LOT 96; THENCE N 24°30'06" W, 38.30, FEET ALONG SAID WEST LINE TO THE POINT-OF-BEGINNING AND CONTAINING ±225 SQUARE FEET MORE OR LESS

PARCEL 2

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF HILL COURT, AND THE WEST LINE OF SOUTH MAIN STREET, SAID POINT BEING THE TRUE POINT-OF-BEGINNING OF SUJECT PARCEL, THENCE S 85°25'29" W, 13.52 FEET ALONG SAID NORTH LINE RIGHT-OF-WAY TO A POINT LYING ON THE SOUTH LINE OF LOT 96 OF THE EXTENSION OF BLOCKS 3 AND 8 OF SHELTERED ACRES SUBDIVISION; THENCE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 17.38 FEET, A DELTA OF 99°33'44" AND A CHORD OF N 29°51'10" E, 15.27 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 96 LYING ON SAID WEST LINE OF SOUTH MAIN STREET; THENCE S 25°47'48" E, 13.51 FEET ALONG SAID WEST LINE TO THE POINT-OF-BEGINNING AND CONTAINING ±48 SQUARE FEET MORE OR LESS



N

SCALE: 1"=80'

LEGEND

- FOUND 1.5" AC LS 14250
- FOUND 1.5" AC-PLS 10287
- FOUND 5/8" REBAR
- CALCULATED CORNER
- A.C. ALUMINUM CAP
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 1/13/20
WYOMING

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

FOR: CITY OF SHERIDAN
SHERIDAN WY 82801

PREPARED BY:
Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

Date: 1/13/20

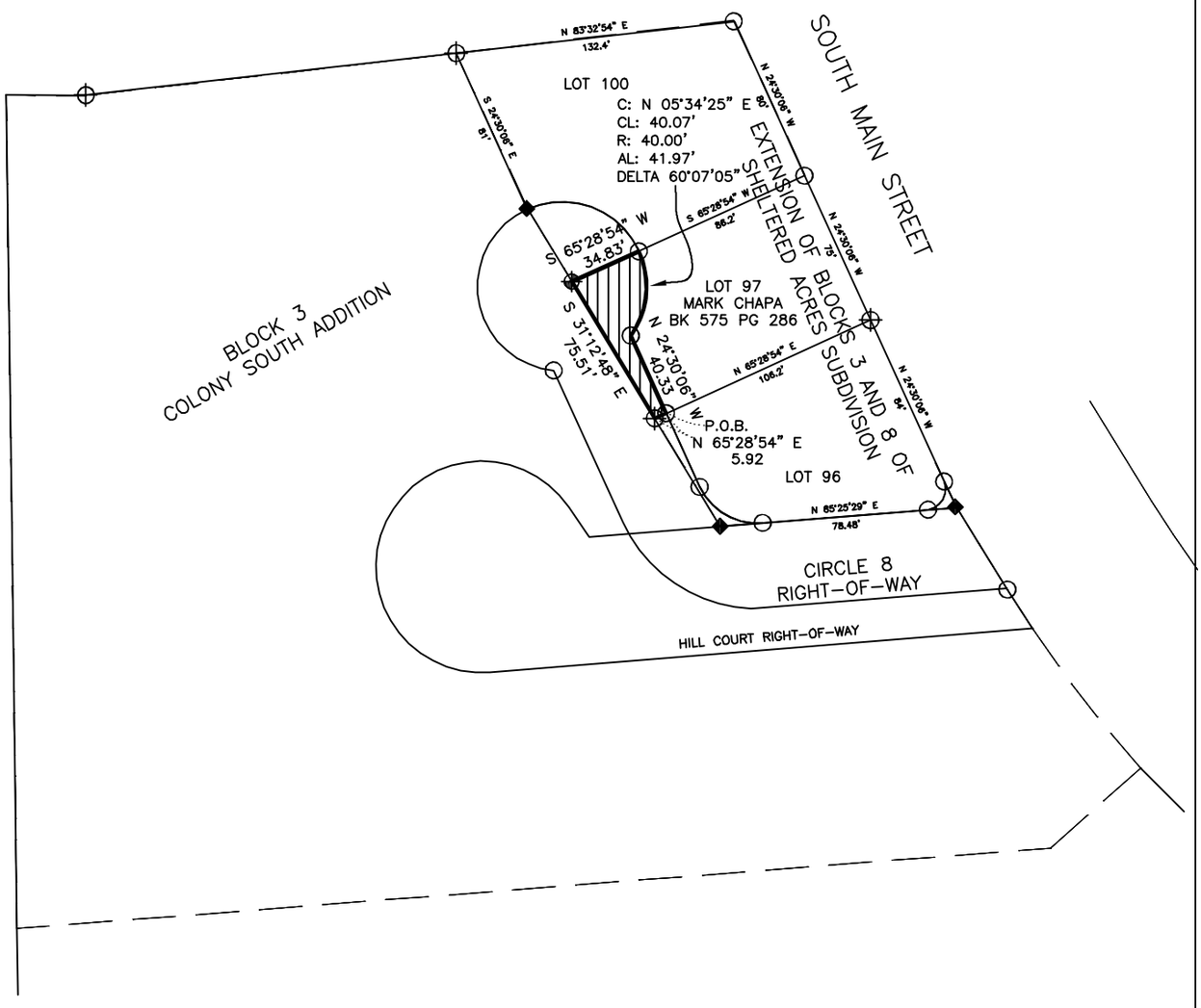
RIGHT-OF-WAY VACATION
EXHIBIT B

CIRCLE 8 RIGHT–OF–WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±.029 ACRES

CIRCLE 8 RIGHT–OF–WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION:
RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER, 17, 1964.

AREA TO BE CONVEYED TO MARK CHAPA

BEGINNING AT THE SOUTHWEST CORNER OF LOT 97 OF THE EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT BEING THE TRUE POINT–OF–BEGINNING; THENCE N 24°30'06" W, 40.33 FEET ALONG THE EAST LINE OF CIRCLE 8 RIGHT–OF–WAY TO A POINT; THENCE ALONG A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 41.97 FEET, A DELTA OF 60°07'05" AND A CHORD OF N 05°34'25" E, 40.07 FEET ALONG SAID CIRCLE 8 RIGHT–OF–WAY TO THE NORTHWEST CORNER OF SAID LOT 97; THENCE S 65°28'54" W, 34.83 TO A POINT ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE S 31°12'48" E, 75.51 FEET, ALONG THE EAST LINE OF SAID COLONY SOUTH ADDITION TO A POINT; THENCE N 65° 28'54" E 5.92 FEET TO THE POINT–OF–BEGINNING OF SUBJECT TRACT AND CONTAINING ±1269 SQUARE FEET MORE OR LESS



N

SCALE: 1"=80'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

⊕	FOUND 1.5" AC LS 14250
◆	FOUND 1.5" AC–PLS 10287
⊕	FOUND 5/8" REBAR
○	CALCULATED CORNER
A.C.	ALUMINUM CAP
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
▨	AREA TO BE CONVEYED
———	SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
WYOMING
Date 1/13/20

FOR: CITY OF SHERIDAN
SHERIDAN, WYOMING

PREPARED BY:

Cannon Consulting LLC (307) 752–0109 201 E 5TH ST, SHERIDAN, WY, 82801

Date: 1/13/20

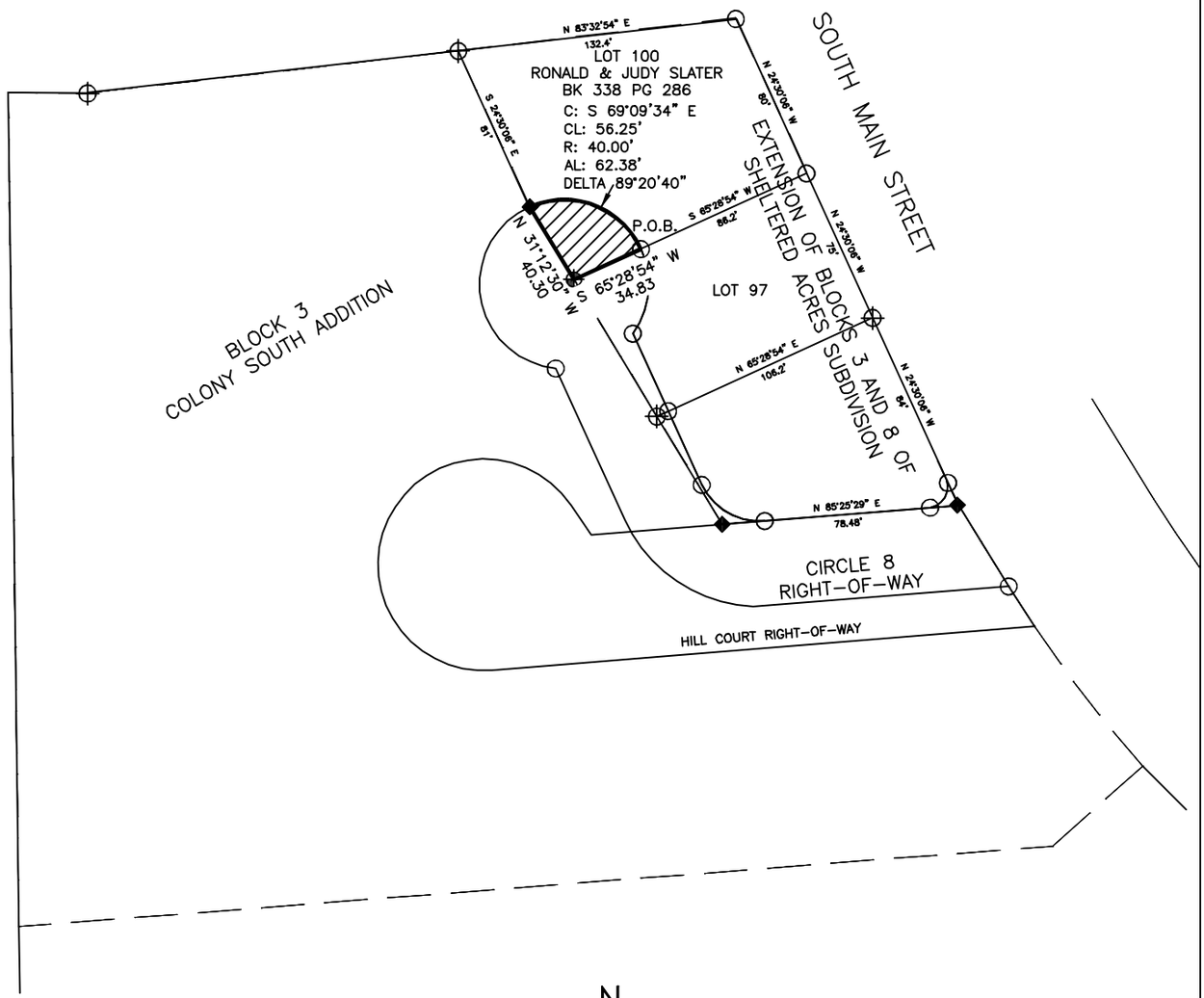
RIGHT-OF-WAY VACATION
EXHIBIT C

CIRCLE 8 RIGHT–OF–WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NE¼SE¼ OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING ±.026 ACRES

CIRCLE 8 RIGHT–OF–WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION: RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER 17, 1964.

AREA TO BE CONVEYED TO RONALD AND JUDY SLATER

BEGINNING AT THE NORTHWEST CORNER OF LOT 97, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT LYING ON THE RIGHT–OF–WAY LINE OF CIRCLE 8 OF SAID SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE S 65°28'54" W, 34.83 FEET TO A POINT LYING ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE N 31°12'30" W, 40.3 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 100 OF SAID SUBDIVISION, SAID POINT LYING ON SAID RIGHT–OF–WAY LINE; THENCE ALONG SAID RIGHT–OF–WAY, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARCH LEGNTH OF 62.38 FEET, A DELTA OF 89°20'40", AND A CORD OF S 69°09'34" E, 56.25 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT.
SUBJECT TRACT CONTAINING ± 1145 SQUARE FEET MORE OR LESS



N

SCALE: 1"=80'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

LEGEND

⊕	FOUND 1.5" AC LS 14250
◆	FOUND 1.5" AC–PLS 10287
⊕	FOUND 5/8" REBAR
○	CALCULATED CORNER
A.C.	ALUMINUM CAP
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
▨	AREA TO BE CONVEYED
▬	SUBJECT PARCEL BOUNDARY

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 1/13/20
WYOMING

FOR: CITY OF SHERIDAN
SHERIDAN, WYOMING

PREPARED BY:

Cannon Consulting LLC (307) 752–0109 201 E 5TH ST, SHERIDAN, WY, 82801

Date: 1/13/20



CITY OF Sheridan WYOMING

Circle 8 vacation

N

0 35 70 140 Feet

Name: sgoodman Date: 01/16/2020