Sheridan City Planning Commission
Meeting Agenda
October 12, 2020
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Review, correction, and approval of minutes of the September 28, 2020 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-20-43. The applicants, Mark D. Smith and Fran M. Smith are requesting a subdivision of the property located at 1802 Warren Ave., PIN 56843449600125. The subdivision will be called Arapahoe Subdivision. The applicant is proposing to replat 14,000 square feet from 2 east-west lots into 2 north-south lots, zoned R-1 Residence District.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-20-44. The applicants, Donald Dean Cline and Christine K. Cline, Trustees of the Dean and Christine Living Trust dated November 30, 2009, are requesting a subdivision of the property located at 2760 Big Horn Ave. PIN 55840340000833. The subdivision will be called Wild Goose Subdivision. The applicant is proposing to subdivide 3.65 acres into 2 lots, zoned R-1 Residence District.

   Motion by:

   Second:

Vote:

6. Comments from commissioners and staff.

7. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the September 28, 2020 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:07 P.M. September 28, 2020

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

Chairman Tod Windsor called the meeting to order.

Present: Mike Giorgis, Paul Huson, Tom Kelly, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: Jason Boucher.

Item #2: Approval of Agenda as presented.

Tom Kelly moved the Agenda be approved as presented. Paul Huson seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the September 14, 2020 meeting.

Paul Huson moved the minutes of September 14, 2020 be approved as presented. Paula Whitworth seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

Item #4: Consideration of PL-20-38: The applicant, Sheridan Grand Central, is requesting to rezone 11.83 acres of unplatted land, from an R-1 Residence District to B-1 Business District. Located at 646 East 5th Street, parcel #56842330001333.

Wade Sanner said the Planning Commission looked at this request two weeks ago. There were some issues regarding the notices that were sent out. He and Sue Goodman sent out new notices on the 15th.

The properties to the north are commercial uses zoned B-1 Business District. The property to the east is a large vacant parcel zoned R-1 Residence District. The property to the south is a large vacant parcel zoned R-1 Residence District. Properties to the west are commercial uses zoned B-1 Business District and a large lot single family home zoned R-3 Residence District to the southwest.

R-1 zoning is the most restrictive and they are requesting B-1. Residential use is allowed in B-1 but the owners don't want residential, they want a business use.

Properties to the West and across the street are businesses. This property has a very steep hill and the owners are not planning to use it. It is in a Gateway District. In a rezone we do look at possible uses. In this case they plan a RV park. In a Gateway District there are requirements that must be met and any structures must be approved.

Some of Staff has concerns this could turn into a permanent mobile home park but there are ways to prevent that such as long term RVs have wheels removed.

Wyoming State Statutes limit RV parking to 30 days. The City is proposing a code change to match the State Statute.

They did send this out for notice and have received comments, some opposed with concerns mostly about the entryway beautification. At the last meeting a neighbor was concerned about the notices that were sent out and a commercial use to the East.

Tom Kelly said to clarify, our task is to recommend or not recommend approval of rezoning. It is beyond the Planning Commission's scope to determine land use after a rezone.

Mr. Sanner said yes, you are just looking at the zoning. The land use authority is City Council.

Mr. Kelly said we are just looking at zoning, not use.

John and Robbie Smith, area property owners were present. Mr. Smith asked what was the scope of the letter that was sent out.

Mr. Sanner said they send notices out to neighbors within 300 ft. He said he cannot comment on why someone does or doesn't get notices. It was sent on the 15th. He said they get the names of property owners within 300 ft. from the GIS and send notices to them. He said he didn't realize the first notices had been sent out when he suggested to the property owner that all of the property be rezoned rather than one half of it, so the notice area increased. The applicant said that was his initial intent.

Tod Windsor said in some instances property owners within 300' do not get notices because their property is in the County, not the City.

Megan Crow of MC2 Engineering and Construction said she is appearing on behalf of the applicant. The meeting tonight is to request a zoning change. Ms. Crow said the parcel was originally annexed into the City as R-1. The majority of adjacent property is zoned B-1. Offices, has station, other business uses, motels and strip malls are allowed in B-1. Potential use for zoning from R-1 to B-1 could be developed in two phases, part for

potential future businesses and part for RV parking with areas for dog walking, miniature golf, etc.

RV parks in an entryway corridor are definitely not a deterrent and may even attract travelers to town with those accommodations. The current proposed use is an RV park, however, after this has been rezoned many different business uses could be used.

Mr. and Mrs. Smith said their property has been in the family for many years and over the years have thought of many possible business uses for the area. They felt this use would be good for the area.

There was concern about flooding a few years ago but that was due to a dam that broke.

Ken and Linda Johnston, owners of Evergreen Storage, gas station and motel said they are concerned about water flow. There was a pond there and now it is gone. They thought this should be addressed.

Ms. Crow said the pond is still there, it is just dry now. According to City Code requirements you cannot increase drainage onto neighboring property.

No further public comments.

Mike Giorgis moved the Planning Commission recommend to City Council to approve a rezone of 646 East 5th Street, parcel #56842330001333, 11.83 acres of unplatted land, from an R-1 Residence District to B-1 Business District. Paul Huson seconded the motion. No further discussion. Unanimous voice in favor of the motion.

New Business

None.

Item #5: Comments from commissioners and staff.

None.

Item #6: Adjourn

Mike Giorgis moved the meeting adjourn. Unanimous voice vote in favor of the motion.

Meeting adjourned at 7:42 P.M.

Date approved by Planning Commission: _____
Recorded by: _____

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-20-43. The applicants, Mark D. Smith and Fran M. Smith are requesting a subdivision of the property located at 1802 Warren Ave., PIN 56843449600125. The subdivision will be called Arapahoe Subdivision. The applicant is proposing to replat 14,000 square feet from 2 east-west lots into 2 north-south lots, zoned R-1 Residence District.

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, staff offers the following comments on the required findings:

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.

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.

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

The subdivision conforms to the Zoning Ordinance. The applicant is subdividing the property along a 4-foot grade change in the middle of the lot. The applicant is requesting a variance from the 20-foot rear yard minimum setback for the Proposed Tract B. Staff has no objections to this request. A variance request letter has been provided by the applicant.

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.

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 will be connected to adjacent property's utility extensions and available to all the lots.

Staff has no further comments at this time.

Background

The applicant, Mark and Fran Smith, are proposing a 2-lot subdivision on the property located at 1802 Warren Avenue, which is at the southwest corner or Arapahoe Street and Warren Avenue. The existing properly is 13,939 square feet (0.32 acres) and zoned R-1. According to the Sheridan County Assessor, the properly contains a 1,122 square foot home built in 1946, with two garages that are 308 square feet and 484 square feet. Surrounding properties are single-family homes zoned R-1.

The applicant is proposing to divide the properly in half to the west of the home, and remove the 308 square foot garage. The applicant will then construct a new 2,800 square foot single-family home facing north towards Arapahoe Street with an attached garage. The property has a 16-foot grade change from southwest to northeast with a 9% slope. The applicant is subdividing the property along a 4-foot grade change in the middle of the lot.

In order to divide the properly with adequate room for a home on Tract A, the new property line will be 8.37 feet from the home on Tract B at its farthest point and 7.15 feet from the nearest point. Due to the orientation of the home and the lot configuration, the applicant is requesting a variance from the 20-foot rear yard setback from the proposed Tract B. The variance letter is attached to this report.

Staff sent out 39 direct nearest neighbor notifications as part of this application, in addition to advertising in the Press and a sign posted on the property. Staff has received one inquiry on the application, but no objections.

Attachments

final plat

variance request letter

aerial

ARAPAHOE SUBDIVISION

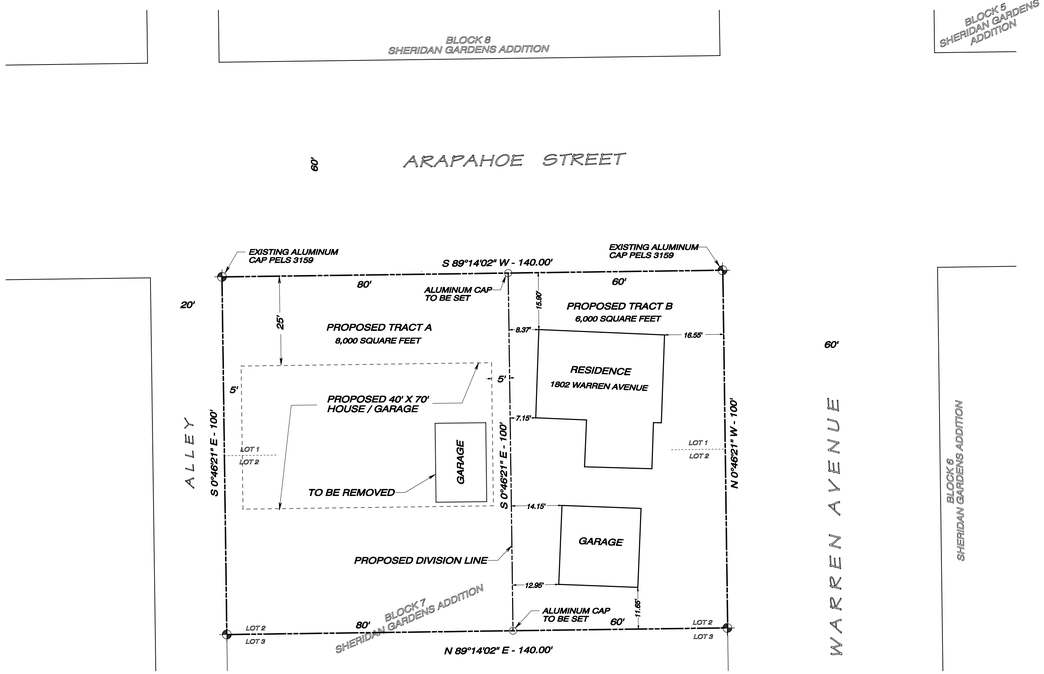
DETAIL

GRAPHIC SCALE 1"=20'

0 20 40 60

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED R - 1.



CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Mark D. Smith and Fran M. Smith, husband and wife, and First Northern Bank of Wyoming, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Arapahoe Subdivision, being a Replat of Lots 1 and 2, Block 7 of Sheridan Gardens Addition to the City of Sheridan, Sheridan County, Wyoming.

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 owners and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners of the land shown and described on this plat does 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,

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other froms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____ , 2020, by:

_____ Mark D. Smith

_____ Fran M. Smith

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this _____ day of _____ , 2020, by Mark D. Smith and Fran M. Smith, husband and wife.

_____ NOTARY PUBLIC

My commission expires: _____ .

Also executed by:

The undersigned, First Northern Bank of Wyoming, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book _____ of Mortgages, at Page _____ Receiving Number _____ , MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alley,parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

First Northern Bank of Wyoming (Mortgagee)
by _____ .
State of Wyoming } ss
County of Sheridan }

On this _____ day of _____ , 2020, before me personally appeared _____ to me personally known who, being duly sworn, did say that he is the _____ of First Northern Bank of Wyoming, and that the seal affixed to said Instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said _____ acknowledged said Instrument to be the free act and deed of said corporation.

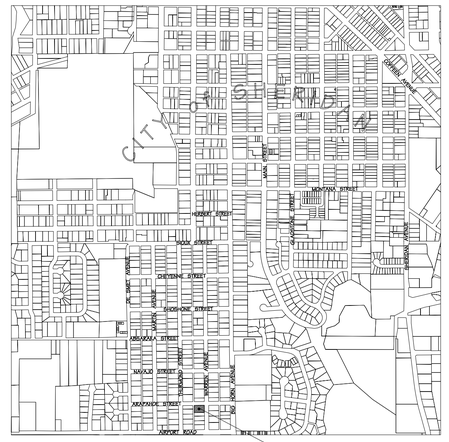
Given under my notarial seal this _____ day of _____ ,2020.

_____ NOTARY PUBLIC

My commission expires: _____ .

LOCATION

SCALE : 1" = 1000'



N

DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lots 1 and 2, Block 7 of Sheridan Gardens Addition to the City of Sheridan, Wyoming, as recorded in Drawer "S" of Plats, Map No. 10, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Arapahoe Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in July and August of 2020 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

_____ CIVIL ENGINEER and LAND SURVEYOR

CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this _____ day of _____ , 2020.

_____ Attest: VICE-CHAIRMAN

_____ CHAIRMAN

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____ , 2020.

_____ Attest: CITY CLERK

_____ MAYOR

DIRECTOR of PUBLIC WORKS 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, Wyoming and certified this _____ day of _____ , 2020 by the Director of Public Works of Sheridan, Wyoming.

_____ DIRECTOR of PUBLIC WORKS

CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock __ M., this _____ day of _____ , 2020, and is duly recorded in Book _____, Page No. ___ .

_____ COUNTY CLERK

PLAT

of the

ARAPAHOE SUBDIVISION

being a REPLAT of

LOTS 1 and 2, BLOCK 7

of

SHERIDAN GARDENS ADDITION

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

addressed as

1802 WARREN AVENUE

for

MARK D. SMITH and FRAN M. SMITH
472 EAST FIFTH STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - SEPTEMBER 30, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

RANDALL ENGINEERING SURVEYS
722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

10/2/20

Sue Goodman, Planning Division
City of Sheridan
55 East Grinnell
Sheridan, Wyoming 82801

Re: Variance Request to Accompany the Arapahoe Subdivision Submittal.

This letter is to serve as a request for a variance from the 20 foot rear yard minimum setback for the Proposed Tract B. This is a requirement in the City of Sheridan Zoning Regulations. I am forwarding this to you on behalf of Mark D. Smith and Fran M. Smith and am acting as their agent regarding the plat submittal. The subdivision plat will create a lot line that will be 7.15 feet from the existing residence at 1802 Warren. The existing residence was built in 1946, which predates zoning.

I respectfully request the variances for the following reasons:

1. The proposed Tract B is a corner lot, and despite the address and front door facing Warren, the property is laid out as if it faces Arapahoe and would be conducive with the adjacent Proposed Tract A if it were considered a side yard setback.

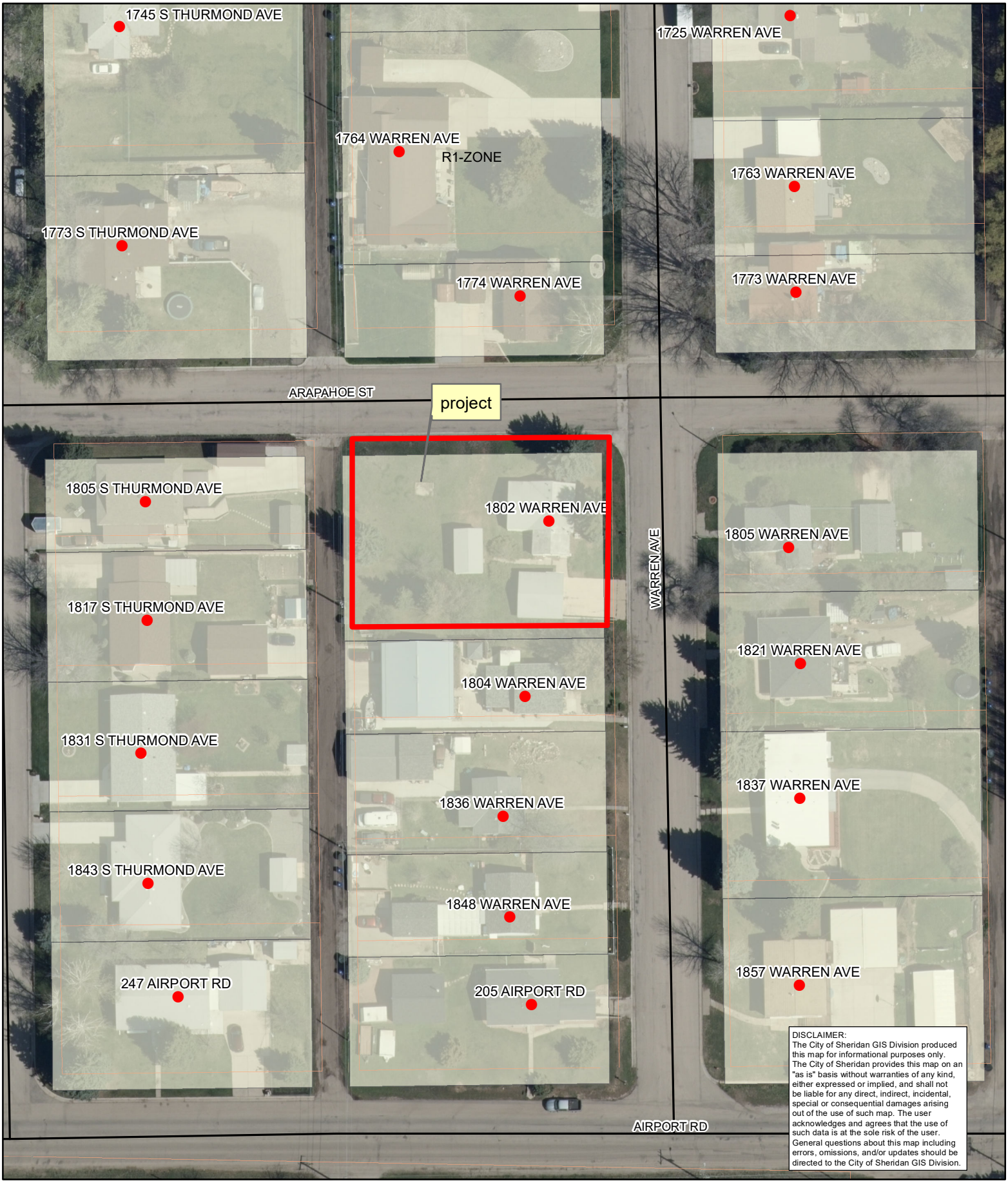
2. The usable "rear-yard" for Tract B is the area to the Southwest between the main house and Southeastern extension.

3. Fire-code separation distances will be maintained.

If you have any questions feel free to contact me. Thank you.

Respectfully yours,

David L. Randall



CITY OF Sheridan WYOMING

Arapahoe Subdivision

N

0 25 50 100 Feet

Name: sgoodman Date: 09/17/2020

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-20-44. The applicants, Donald Dean Cline and Christine K. Cline, Trustees of the Dean and Christine Living Trust dated November 30, 2009, are requesting a subdivision of the property located at 2760 Big Horn Ave. PIN 55840340000833. The subdivision will be called Wild Goose Subdivision. The applicant is proposing to subdivide 3.65 acres into 2 lots, zoned R-1 Residence District.

Findings of Fact

Prior to approving the final plat, the Planning Commission will need to make the following findings per Sheridan City Code Appendix B §202, staff offers the following comments on the required findings:

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.

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.

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

The proposed subdivision conforms to the Zoning Ordinance.

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.

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 will be connected to adjacent property's utility extensions and available to all the lots.

Staff has no further comments at this time.

Background

The applicant, Donald and Christine Cline, are requesting to subdivide one 3.65 acre lot into two lots. The two lots will consist of a 1.91 acre western lot and 1.74 acre eastern lot. The applicant is proposing two utility easements on the eastern lot: a 25-foot utility easement along the northern property line, and a 15-foot utility easement along the southern portion of the property line.

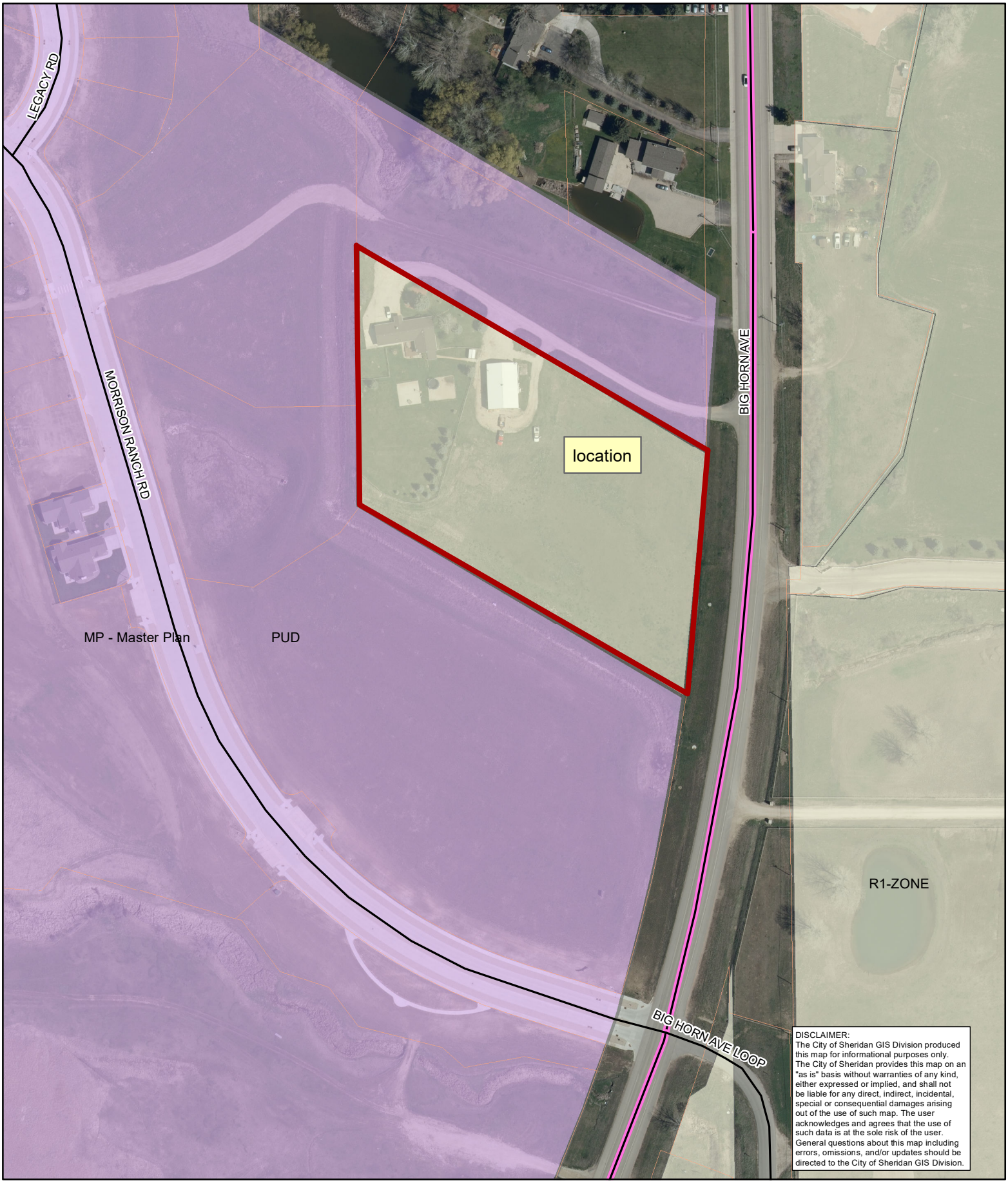
Surrounding properties to the north, south and west are vacant properties zoned Master Plan PUD, and is part of the Morrison Ranch PUD. Properties to the east are large lot single-family homes zoned R-1. Access to the property will be via a 30-foot access easement along the southern portion of the adjacent property to the north, which is part of the Morrison Ranch Filing No. 1 Subdivision. This access easeement provides access on to Bighorn Avenue. The property contains a 1,626 square foot home built in 1990, with a 2,400 square foot metal frame shed. The home will remain on the western lot.

Staff sent out 8 direct nearest neighbor notifications as part of this application, in addition to advertising in the Press and a sign posted on the property. Staff has received no comments to the notices.

Attachments

Aerial

Subdivision Plat



CITY OF Sheridan WYOMING

Wild Goose Subdivision

N

0 50 100 200 Feet

Name: sgoodman Date: 10/01/2020

WILD GOOSE SUBDIVISION

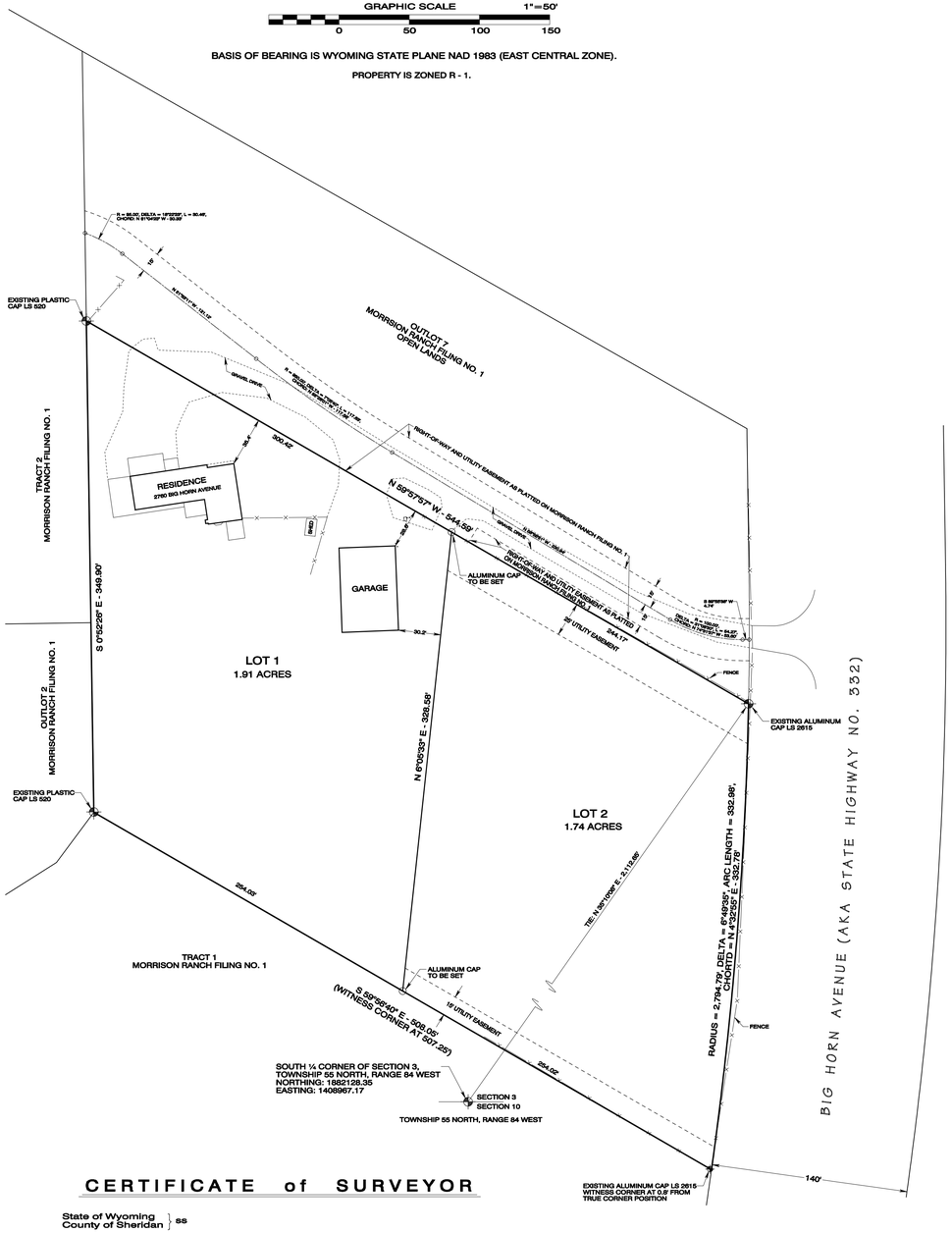
DETAIL

GRAPHIC SCALE 1"=50'

0 50 100 150

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED R - 1.



CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the Wild Goose Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in July of 2020 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Donald Dean Cline and Christine K. Cline, Trustees of the Dean and Christine Cline Living Trust, dated November 13, 2009, being the owners of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Wild Goose Subdivision, being a Subdivision of a Tract of Land in the NW¼SE¼ of Section 3, Township 55 North, Range 84 West of the Sixth Principal Meridian in the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears N 35°10'08" E a distance of 2,112.65 feet from the South ¼ Corner of said Section 3, thence N 59°57'57" W for a distance of 544.59 feet; thence S 0°52'26" E for a distance of 349.90 feet; thence S 59°46'40" E for a distance of 508.05 feet to a point on a non-tangent curve to the left; thence along said curve having a Radius of 2,794.79 feet, through a Central Angle of 6°49'35", and having an Arc Length of 332.98 feet, with a Chord bearing of N 4°32'55" E and Chord distance of 332.78 feet to the point of beginning, said tract containing 3.65 Acres.

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 owners; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners of the land shown and described on this plat does 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.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other froms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2020, by:

DONALD DEAN CLINE (TRUSTEE) CHRISTINE K. CLINE (TRUSTEE)

State of Wyoming } ss
County of Sheridan }

On this _____ day of _____, 2020, before me personally appeared Donald Dean Cline and Christine K. Cline, Trustees of the Dean and Christine Cline Living Trust, dated November 13, 2009, to me personally known who, being duly sworn, do hereby acknowledge said instrument to be the free act and deed of the Dean and Christine Cline Living Trust, dated November 13, 2009.

NOTARY PUBLIC

My commission expires: _____.

DIRECTOR of PUBLIC WORKS 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, Wyoming and certified this _____ day of _____, 2020 by the Director of Public Works of Sheridan, Wyoming.

DIRECTOR of PUBLIC WORKS

CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2020.

Attest: VICE-CHAIRMAN CHAIRMAN

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2020.

Attest: CITY CLERK MAYOR

CERTIFICATE of RECORDER

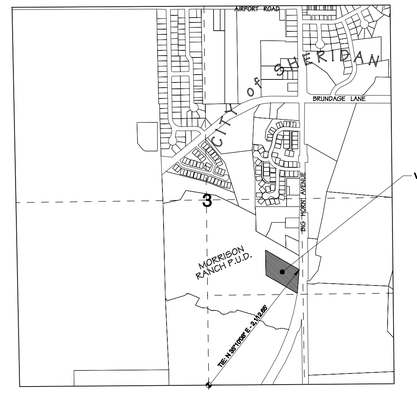
State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ___ M., this ___ day of _____, 2020, and is duly recorded in Book _____, Page No. ____.

COUNTY CLERK

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 55 NORTH, RANGE 84 WEST

N

PLAT
of the
WILD GOOSE SUBDIVISION
situated in the
NW¼SE¼ of SECTION 3,
TOWNSHIP 55 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
for
DEAN and CHRISTINE CLINE LIVING TRUST,
DATED NOVEMBER 13, 2009
5015 YESNESS LANE
CASPER, WYOMING 82604

DRAWN BY REX RANDALL - SEPTEMBER 8, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING