

**Sheridan City Planning Commission
Meeting Agenda
July 11, 2022
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 June 27, 2022 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-22-11, Resolution 28-22, Towns Minor Subdivision. The applicant, KW Capital Ltd, is requesting to subdivide 1.49 acres of unplatted land into 3 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 5584120000333.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the June 27, 2022 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

**CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING**

COUNCIL CHAMBERS

6:00 P.M.

June 27, 2022

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

Present: Ryan Franklin, Evelyn Gernaat, Daniel Kerbs, James Schrodtt and Tod Windsor.

Absent: Mike Giorgis and Jon Oman.

Item #2: Approval of Agenda as Presented

Ryan Franklin moved the Agenda be approved as presented. James Schrodtt seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the June 13, 2022 meeting.

Evelyn Gernaat moved the minutes of June 13, 2022 be approved as presented. Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-22-23, Resolution 26-22. The applicant, Agile Pursuites LLC, requests an approval for an Electronic Message Center sign within 300 feet of a single family residence. Located at 752 Coffeen Avenue. Zoned B-1 Business District.

The applicant, Agile Pursuites LLC, requests approval for an Electronic Message Center (EMC) sign within 300 feet of a single family residence. The property is located mid-block between the intersection of Avoca Avenue and Coffeen Avenue, and Coffeen Avenue and Sheridan Avenue, on Coffeen Avenue. The property is listed as Lots 1, 6, 7 and 8 of the Austin Addition. The property is zoned B-1. The property is accessed to the east via Coffeen Avenue.

Adjacent to the property to the north and south are commercial businesses zoned B-1. The properties to the west are single family homes zoned R-3. The proposed EMC sign will be 220 feet from the nearest residentially zoned property. The nearest EMC sign is for Mossholders at 818 Coffeen Avenue, 350 linear feet from the proposed EMC sign site.

Existing on the property, adjacent to the proposed EMC sign location, is a smaller freestanding sign. Per Chapter 3-13 of the Sheridan Municipal Code, only one on-site freestanding sign is allowed per street frontage. Staff contacted the applicant about this regulation and he has agreed to bring the property into compliance with City Ordinance and remove the smaller freestanding sign from the property. It is less than 300 feet from the nearest residential zoned property.

Mr. Windsor asked about the location of the offended residence.

Mr. Sanner said it is on Sheridan Avenue.

Mr. Windsor asked if the City GIS is different than the County GIS.

The applicant said they are going to remove the house to the north.

Public Comments.

None.

Commissioner Comments.

Dan Kerbs said houses off Coffeen already deal with lights so he would recommend moving on with the light.

Mr. Sanner said the Council study session is tomorrow and City Council on the 5th.

James Schrodt moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-23 (Resolution 26-22) a request for an Electronic Message Center sign within 300 feet of a single family residence on the property located at 752 Coffeen Avenue. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff.

Mr. Windsor asked if there would be a meeting July 11th.

Mr. Sanner said yes, a minor subdivision.

Item #6: Adjourn

Evelyn Gernaat moved the meeting adjourn. James Schrodt seconded the motion.

Unanimous voice vote in favor of the motion.

Meeting adjourned at 6:12 P.M.

June 27, 2022

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Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-11, Resolution 28-22, Towns Minor Subdivision. The applicant, KW Capital Ltd, is requesting to subdivide 1.49 acres of unplatted land into 3 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Avenue (PIN 5584120000333).

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-11 (Resolution 28-22), the Towns Minor Subdivision, a request to subdivide 1.49 acres of unplatted land into 3 lots on the property located at 4672 Coffeen Avenue (PIN 5584120000333).

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 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 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 the 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 lines already run along Trout Lane.

Staff has no further comments at this time.

Background

The applicant, KW Capital, Ltd., is requesting to subdivide 1.49 acres of unplatted land into 3 lots on the property located at 4672 Coffeen Avenue (PIN 55841420000333). The property is unplatted land, zoned R-3 Residence District.

Properties to the north are large lot single-family homes under Sheridan County jurisdiction. The property to the west is a large lot single-family home under Sheridan County jurisdiction. The property to the southeast is a large lot single-family home under Sheridan County jurisdiction. The property to the south are duplexes that are part of the Woodland Creek Estates PUD.

Per the Sheridan County Assessor, the property contains a 1,104 square foot home with a 1,296 square foot shed, 390 square foot shed, and 294 square foot shed. The applicant is proposing the following lots:

Lot	Acres	Sq. Ft.
Lot 1	0.4	18,828
Lot 2	0.5	23,044
Lot 3	0.5	22,057

The applicant is proposing to keep the existing home and sheds on Lot 1.

EASEMENTS

The applicant is proposing the following easements: A 5foot sidewalk easement along the western portion of Lot 3. A 100 square foot fire hydrant easement in the southwest corner of Lot 3. A 25 foot public access / utility easement along the southern portion of lots 2 and 3, with a 120-foot hammerhead turnaround that straddles the shared lot line of Lot 3 and Lot 2.

ACCESS

The property is accessed to the southwest via Trout Lane. Trout Lane is a private street with public access as designated on the Woodland Creek Estates Final Plat. Per note 6 of the Woodland Creek Estates Final Plat, Trout Lane is to be owned and maintained by the Woodland Creek Estates Home Owner's Association (HOA). Further, an access agreement has been executed by the developer to ensure access to Trout Lane. (Both plat and access agreement are attached to this staff report.) Trout Lane is a 30-foot right-of-way (ROW) that is half paved, and half unimproved.

Attachments

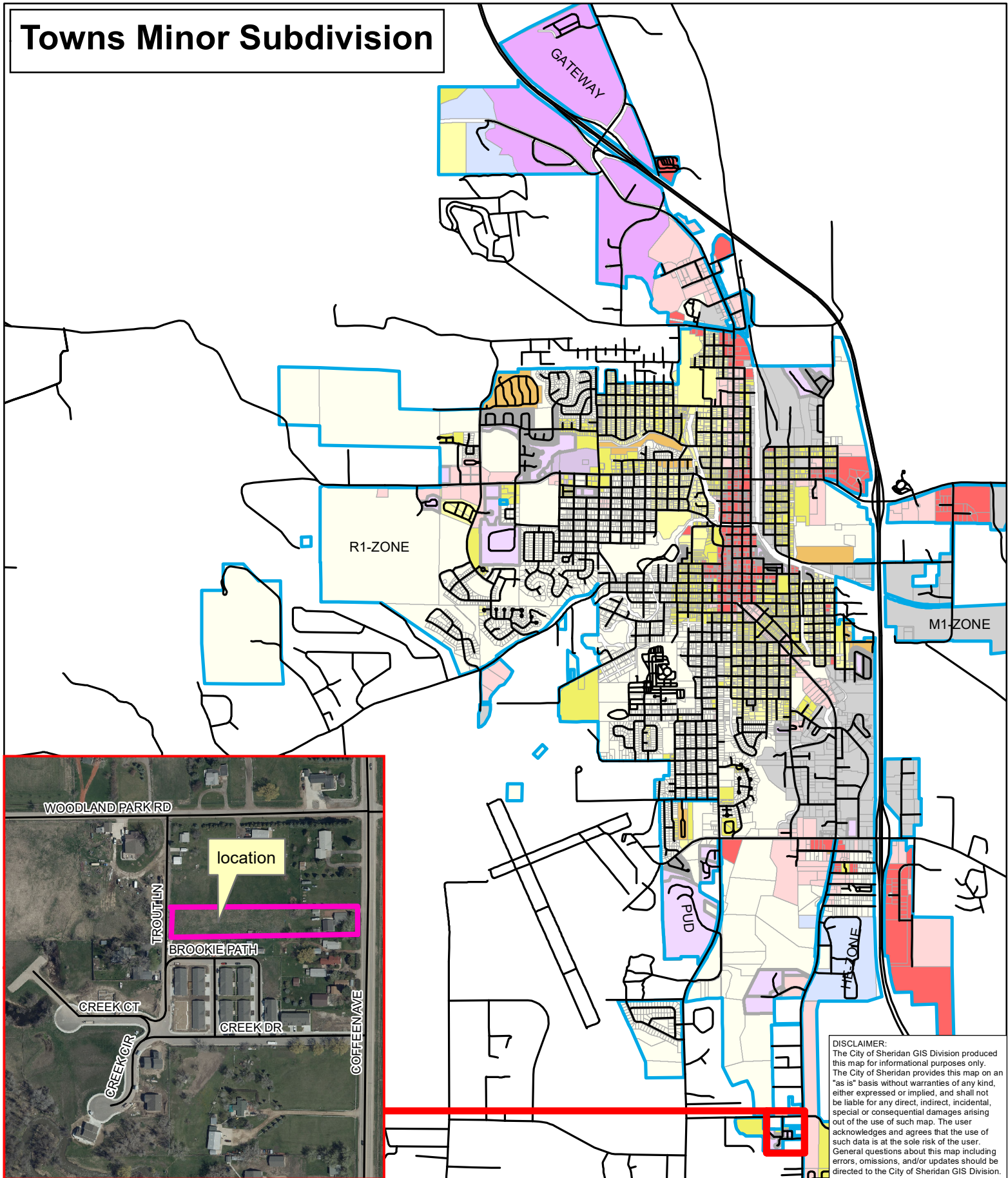
aerial

Woodland Creek Estates plat

Towns Minor final plat

signed access easement

Towns Minor Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

Legend	
— Roads	B2 - Business District
City of Sheridan Boundary	M1 - Industrial District
R1 - Residence District	MA - Medical Arts District
R2 - Residence District	HE - Higher Education District
R3 - Residence District	RUCA - Restricted Use Control Area
R4 - Residence District	PUD - Planned Unit Development
B1 - Business District	GATEWAY - Gateway District



0 0.275 0.55 1.1 Miles

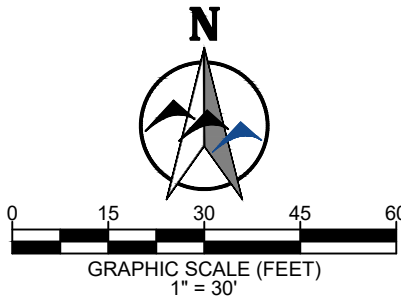
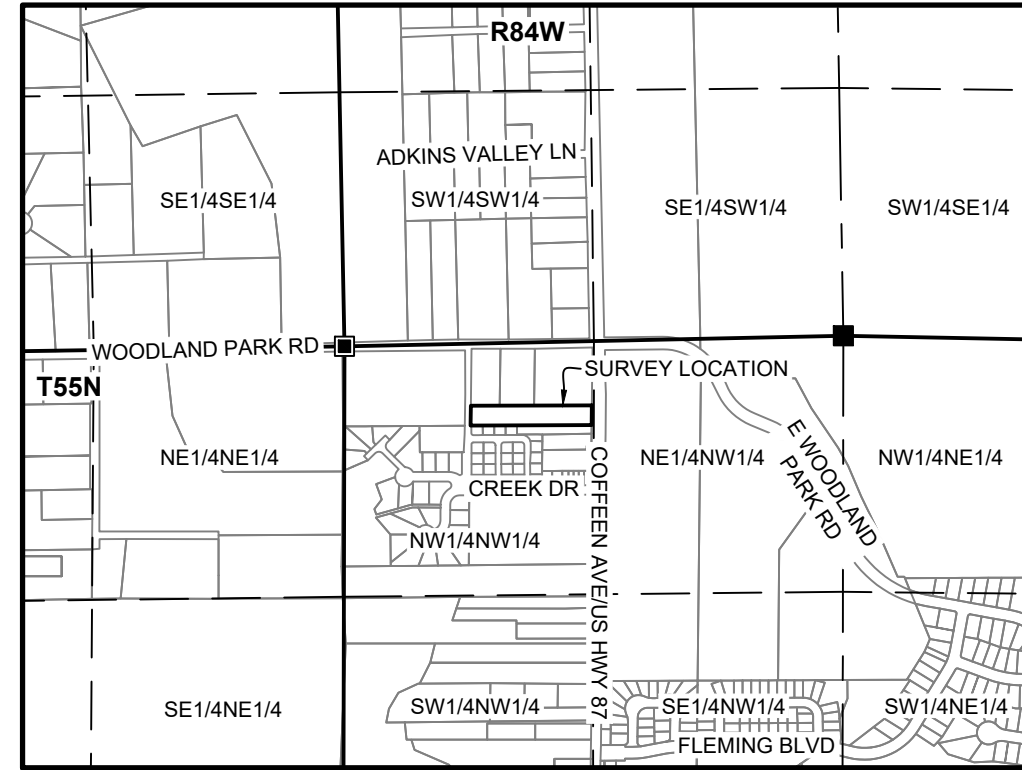
FINAL PLAT TOWNS MINOR SUBDIVISION

WITHIN THE NW1/4NW1/4 OF SECTION 14, T55N, R84W, 6TH P.M.
COUNTY OF SHERIDAN, WYOMING
ZONE: R3

PREPARED FOR OWNERS: ERIC WHITEHEAD
DATE SURVEYED: AUGUST 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: JUNE 27, 2022

BASIS OF BEARING
WYOMING COORDINATE
SYSTEM NAD 1983
EAST CENTRAL ZONE
DISTANCES ARE GRID

DATUM
US STATE PLANE NAD 1983
WYOMING EAST CENTRAL
(U.S. SURVEY FEET)
COMBINED SCALE FACTOR
(GSP): 0.9999375000



LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND 0.5" REBAR
- FOUND HIGHWAY MONUMENT
- SET REBAR WITH ALUMINUM CAP PLS #13346
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CERTIFICATE OF TITLE
- SUBDIVISION BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING DECIDUOUS TREE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- FIRE HYDRANT

SURVEYORS NOTES

- 1) TOTAL ACREAGE OF SUBDIVISION = 1.49 ACRES.
TOTAL NUMBER OF LOTS = 3
AREAS OF LOTS = 1.49 ACRES

LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Eric Whitehead, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Towns Minor is located in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming, more particularly described as follows:

A Tract of land located in the NW1/4NW1/4, Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming. Said tract being described in Instrument number 2021-770309 as recorded in the Office of the Clerk of Sheridan County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap at the southwest corner of Idlings Subdivision as recorded in the Office of the Clerk of Sheridan County, Wyoming and a point in the east line of Trout Lane from which the aluminum cap at the northwest corner of said Section 14 bears N64°47'08"W, 726.78 feet, thence along the south line of said Idlings Subdivision, N89°49'05"E, 630.09 feet, more or less, to the southeast corner of said Idlings Subdivision and a point in the west line of Coffee Avenue, thence along the west line of Coffee Avenue, S00°36'38"W, 103.03 to the northeast corner of the parcel described in Book 342, Page 285 as recorded in the Office of the Clerk of Sheridan County, Wyoming, thence along the north line of said Parcel described in Book 342, Page 285 and the north line of Lots 7 through 10 of Woodland Creek Estates as recorded in the Office of the Clerk of Sheridan County, Wyoming, S89°48'58"W, 630.23 feet, more or less, to a point in the east line of Trout Lane, thence along the east line of Trout Lane, N00°11'08"E, 103.05 feet, more or less, to the Point of Beginning.

Said Tract contains 1.49 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

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.

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, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms 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 _____, 20____, by:

Eric Whitehead, Owner

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____.
Witness my hand and official seal.

My commission expires: _____ Notary Public

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

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 _____, 20____, by the Director of Public Works of Sheridan, Wyoming.

Attest:

Director of Public Works

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by this City of Sheridan Planning Commissioners this _____ day of _____, 20____.

Attest:

Vice-Chairman

Chairman

CERTIFICATE OF CITY COUNCIL OF SHERIDAN

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 20____.

Attest:

City Clerk

Mayor

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock this _____ day of _____, 20____, and is duly recorded in Book _____
Page No. _____ (or as Plat No. _____)

County Clerk

HOMESTEAD EXEMPTION

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 _____, 20____.

by _____

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, 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 Towns 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.

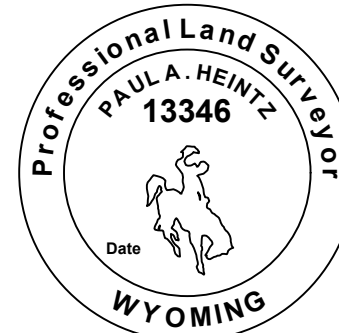
STATE OF WYOMING)
COUNTY OF NATRONA) SS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____,
by _____

Witness my hand and official seal.

Notary Public

My commission expires: _____



TOWNS MINOR SUBDIVISION

PREPARED FOR:

ERIC WHITEHEAD
PO BOX 30
RANCHESTER, WY 82839

PREPARED BY:

WWC ENGINEERING
(307) 672-0761
www.wwcengineering.com
1849 TERRA AVENUE
SHERIDAN, WY 82801

NO.	REVISION	BY	DATE	DESIGNED BY:
				CIG
				CHECKED BY: JPC
				DATE: 6/27/2022
				SHEET
				1 of 1

ACCESS EASEMENT (Non-exclusive)

THIS NON-EXCLUSIVE ACCESS EASEMENT ("Easement") is dated this 9th day of December, 2021, and made effective upon the ____ day of _____, 20__ by and between Woodland Creek Estates, a Wyoming limited liability company and Woodland Creek Estates Homeowner's Association both with an address of 485 Circle Creek, Sheridan, Wyoming 82801 (collectively, the "Grantor"), and KW Capital, Ltd., a Colorado limited liability company, with an address of P.O. Box 303, Ranchester, Wyoming 82839 (the "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Section 14 of Township 55 N, Range 84 W, and legally described as:

Outlot R-1 of Woodland Creek Estates, a planned unit development, recorded in Plat Book W, at Page 71 in the land records of Sheridan County, Wyoming and attached hereto and fully incorporated as **Exhibit "A"** (the "Grantor's Property").

WHEREAS, Grantee is the owner of certain real property which is North and East of the Grantor's Property, and located in Section 14 of Township 55 N, Range 84 W, and legally described as:

Lot 2 and Lot 3 of the Towns Minor Subdivision, Recorded in Plat Book ___, at Page ___ in the land records of Sheridan County, Wyoming and attached hereto and fully incorporated as **Exhibit "B"** (the "Grantee's Property").

WHEREAS, Grantor is willing to grant to Grantee the following non-exclusive access easement and Grantee is desirous of obtaining such easement.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00), the recitals set forth above, and other good and valuable bargained for consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **GRANT OF EASEMENT.** Subject to the terms set forth herein, Grantor hereby grants and conveys unto Grantee a non-exclusive access easement across the Grantor's Property shown in the attached **Exhibit "A,"** said lands being a portion of Grantor's Property. The Easement granted herein is specifically described as set forth in the attached **Exhibit "C"** and depicted as set forth in the attached **Exhibit "C1"** (collectively, the "Easement Parcel"), and is granted solely for the purposes of ingress to and egress from and to the Grantee's Property shown in **Exhibit "B"** hereto. The parties intend that the attached **Exhibits "A," "B," "C"** and **"C1"** shall be considered expressly incorporated into this instrument by this reference.

2. **RESERVATION OF RIGHTS.** Grantor reserves unto itself all rights in the Easement Parcel for any purpose or purposes that do not interfere with the perpetual reasonable use of the easement granted herein, and to create and grant such other easements, rights and privileges in, on, under, or across the Easement Parcel as consistent with this easement.

3. **IMPROVEMENT, MAINTENANCE AND REPAIR TO EASEMENT PARCEL.** At its sole expense, Grantor or Grantee may improve the road along the Easement Parcel to suit such party's needs. Grantee shall, and hereby does, agree to maintain the road surface and easement in ongoing reasonable repair and condition and be liable for all of the regular and reasonable ongoing maintenance and repair of the Easement Parcel at the Grantee's sole expense as to the portion of such Easement Parcel located north of the southwest corner Grantee's Property.

4. **RECORDING.** This Easement and any amendments hereto shall be promptly and accurately recorded in the Records Office of the Sheridan County Clerk and Recorder. The Grantee shall pay all recording costs.

5. **RUNNING OF BENEFITS AND BURDENS; SAVINGS CLAUSE.** The Easement described in the **Exhibit "C"** and depicted in the **Exhibit "C1"** Easement Parcel is intended to and shall run with and benefit the specific lands described in the attached **Exhibit "B"** and shall run with and burden the specific lands described in the attached **Exhibit "A."** All provisions of this Easement, including the benefits and burdens, are appurtenant to and run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto. This Easement constitutes the entire Easement Agreement and grant by and between the parties relating to the above-described easement, maintenance rights and duties and costs of construction and repair. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Easement are void, of no force or effect, and are, to any extent necessary, superseded by this instrument. Any amendment to this Easement shall be of no force and effect unless and until it is set down in writing, signed by all parties hereto and properly recorded as evidence of delivery and acceptance after full execution.

6. **OTHER TERMS.** This Easement Agreement will be governed by and interpreted under the substantive and procedural laws of the State of Wyoming. Any action for the enforcement of this Agreement shall be brought and heard in the District Court, Fourth Judicial District, in and for Sheridan County, Wyoming. In the event of any legal proceeding for the interpretation or enforcement of this Agreement, the prevailing party in such legal proceeding shall be entitled to recover all of its costs and expenses incurred, including, without limitation, its reasonable attorneys' fees. If any term or provision of this Agreement is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

IN WITNESS WHEREOF, Grantor has executed this Easement Agreement and instrument as follows:

GRANTOR:


By: GRAHAM HURLEY
Title: MANAGER WOODLAND CREEK ESTATES, LLC
DIRECTOR WCEHOA

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this ____ day of December, 2021, before me personally appeared _____ as _____ of _____, to me personally known, who, being by me duly sworn, did acknowledge this instrument and stated it to be his free act and deed.

Witness my hand and official seal:

My commission expires: _____

Notary Public

Notary attached.

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this 9th day of December, 2021, before me personally appeared Graham Hurley as Manager of the Woodland Creek Estates, LLC and as a Director of the Woodland Creek Estate's Homeowner's Association, to me personally known, who, being by me duly sworn, did acknowledge this instrument and state it to be his free act and deed.

Witness my hand and official seal:


Notary Public

My commission expires: 10-13-2023



GRANTEE:

C = C
By: Eric Whitehead
Title: Manager / Member

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this 8th day of December, 2021, before me personally appeared Eric Whitehead as Manager/member of KW Capital Ltd., to me personally known, who, being by me duly sworn, did acknowledge this instrument and stated it to be his free act and deed.

Witness my hand and official seal:

Alecia Roush

My commission expires: 11/08/2027

Notary Public

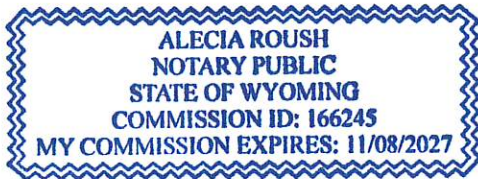


EXHIBIT "C"

"Outlot R-1, Easement 1"

An easement being a portion of Trout Lane Also Known As Outlot R-1, Woodland Creek Estates, said Woodland Creek Estates being a Planned Unit Development situated in the NW¼NW¼. Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said portion of Trout Lane being that portion lying south of the south line of Lot 3 Iddings Subdivision extended to the west line of said Trout Lane, north of the line shown on the plat of said Woodland Creek Estates being the line from the southeast corner of Lot 1 of the JCM Subdivision extended to the east line of said Trout Lane and west of the west line of Brookie Path, said Brookie Path also being a part of Outlot R-1, said easement shown on **EXHIBIT "C1"**, attached hereto and by this reference made a part hereof; said portion being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 3 Iddings Subdivision (monumented with a 2" aluminum cap per PLS 6812);

thence S00°36'14"W, 103.15 feet along the east right-of-way line of said Trout Lane to a 2" aluminum cap per PLS 6812;

thence N89°47'38"E, 4.00 feet continuing along said east right-of-way line to a 2" aluminum cap per PLS 5369;

thence S00°15'41"E, 137.98 feet along said east right-of-way line to a point not monumented as shown on said Woodland Creek Estates plat being 6.75 feet north of the southwest corner of Lot 26 of said Woodland Creek Estates, being the southeast corner of said Trout Lane;

thence S89°44'19"W, 37.45 feet along said line described as the south line of said easement and the south line of said Trout Lane and Outlot R-1 to a 2" aluminum cap per PLS 6812 being the southeast corner of said Lot 1, lying on the west right-of-way line of said Trout Lane;

thence N00°20'22"E, 138.15 feet along said west right-of-way line to a 2" aluminum cap per PE&LS 3864 being the northeast corner of said Lot 1;

thence N89°43'11"E, 1.89 feet along said west right-of-way line to a 2" aluminum cap per PLS 6812;

thence N00°38'45"E, 103.03 feet along said west right-of-way line to a point being said point of the extension of said Lot 3 onto the west right-of-way line of Trout Lane, said point not monumented;

thence N89°48'40"E, 30.04 feet to the **POINT OF BEGINNING**.

Containing 0.19 acres, more or less.

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

Distances are multiplied to surface by the Datum Adjustment Factor of 1.000235.

EXHIBIT "C1"
"OUTLOT R-1, EASEMENT 1"

WOODLAND PARK ROAD
(AKA COUNTY ROAD NO. 66)

LOT 3
IDDINGS SUBD.

LOT 1
JCM SUBDIVISION

OUTLOT R-1

BROOKIE PATH

MINNOW PATH

POINT OF BEGINNING
2" Aluminum Cap
Per PLS 6812-Typ.

NE CORNER

SE CORNER

SW CORNER

Trout Lane

Lot 10, 9, 8, 7, 26, 19, 25, 20, 24, 21, 23, 22

Lot 29, 28, 27

Lot 1, 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 11

Lot 12

Lot 13

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