

**Sheridan City Planning Commission
Meeting Agenda
August 22, 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 July 25, 2022 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-22-18, Green Wing Minor Subdivision. The applicant, Teal Ponds, LLC is requesting to subdivide 35.40 acres from 1 tract into 5 lots, zoned B-1 Business District. Located at 2340 Wetlands Dr. PIN 56840221600425.

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 July 25, 2022 meeting.

Motion by:

Second:

Vote:

Attachments

DRAFT

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

COUNCIL CHAMBERS

7:02 P.M.

July 25, 2022

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

Present: Ryan Franklin, Evelyn Gernaat, Mike Giorgis, Daniel Kerbs, Jon Oman, James Schrodt and Tod Windsor.

Absent: None.

Item #2: Approval of Agenda as Presented

Mike Giorgis moved the Agenda be approved as presented. Jon Oman seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the July 11, 2022 meeting.

Evelyn Gernaat moved the minutes of July 11, 2022 be approved as presented. James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-21-35; Bender Subdivision preliminary plat. The applicant, Hartland Enterprises, LLC and Scott Berber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplatted land into 7 lots and 4 outlots, zoned R-3 Residence District. Located at 1700 Bender Lane. PIN 56843530001933.

The applicants, Hartland Enterprises, LLC and Scott Berber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplatted land into 10 lots on the property located at 1700 Bender Lane (PIN 56843530001933). The property is located west of Sheridan Avenue, just south of Little Goose Creek.

The property was recently rezoned recently from M-1 to R-3. The surrounding properties are large lot single-family homes zoned M-1. The subject property has not been platted.

The applicant is proposing a 7 lot subdivision, with 4 outlots. The average lot size is 6,782 square feet.

Outlot 1 is proposed to be the interior private drive, with Outlot 4 being a private portion of Bender Lane. Outlots 2 and 3 will be designated as open space, with a portion of the Little Goose Creek floodway.

Per Appendix A, Section 6© of the Sheridan Municipal Code, the following setbacks apply:

1. Front yard. The minimum front yard depth shall be 15 feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces as established per the building permit, and the depth shall be at least 15 feet.
2. Rear yard. The minimum rear yard depth shall be 15 feet.
3. Side yard. If the building height is not greater than 35 feet, the minimum width of the side yard on each side of the building shall be 5 feet, except in the case of a common or party wall shared between two single-family attached units. For each additional foot of height where the building exceeds 35 feet, each side yard shall be increased 1 foot in width.

Utilities are located in the Turner Lane right-of-way to the south and in the Sheridan Avenue right-of-way to the east. The applicant is proposing to extend utilities up Bender Lane to service the properties from the east. Water and sewer are proposed to be extended into the Outlot 1 right-of-way.

The applicant is proposing the following easements:

- A 10 foot utility easement along the western portions of Lots 1-3.
- A 2 foot access and utility easement on the southern portion of Lots 1 and 7, on the eastern portions of Lots 1-3, and on the western portion of Lots 5-7.
- A 5 foot utility easement along the southern portion of Lot 4 and along the northern portion of Lot 5.
- A 10 foot by 10 foot fire hydrant easement on the southeast corner of Lot 7.

The applicant is proposing a storm water detention pond on the southeast corner of Outlot 2 to accommodate storm water runoff.

The applicant is proposing to access the property on Bender Lane, via Sheridan Avenue. Interim streets will be 25' to 30' in width.

Sara Rohrer of WWC Engineering said they started from scratch to eliminate any issues. They increased parking from the required .77 spaces per dwelling to one per dwelling and 1 space on the street raising the parking to 1.3 per dwelling. She said they included a hammerhead to make the entrance for fire trucks easier.

Jon Oman moved the Planning Commission approve PL-21-35; Bender Subdivision preliminary plat, requested by the applicant, Hartland Enterprises, LLC and Scott

Berber and Ayme Ahrens, to subdivide 1.71 acres of unplatted land into 7 lots and 4 outlots, zoned R-3 Residence District, located at 1700 Bender Lane, PIN 56843530001933. Ryan Franklin seconded the motion.

Daniel Kerbs said the extra work with the neighbors was admirable.

Unanimous voice vote in favor of the motion.

Item #5: Comments from commissioners and staff.

None.

Item #6: Adjourn

Daniel Kerbs moved to adjourn. James Schrodt seconded the motion.

Meeting adjourned at 7:23 P.M.

Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-18, Green Wing Minor Subdivision. The applicant, Teal Ponds, LLC is requesting to subdivide 35.40 acres from 1 tract into 5 lots, zoned B-1 Business District. Located at 2340 Wetlands Dr. PIN 56840221600425.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-18, Resolution 42-22, Green Wing Minor Subdivision. The applicant, Teal Ponds, LLC is requesting to subdivide 35.40 acres from 1 tract into 5 lots, zoned B-1 Business District. Located at 2340 Wetlands Dr. (PIN 56840221600425).

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 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 exist in the Wetlands Drive right-of-way. Future water and sewer connections will tap in to these lines.

Staff has no further comments at this time.

Background

The applicant, Teal Ponds, LLC, is requesting to subdivide 35.40 acres from 1 tract into 5 lots on the property located at 2340 Wetlands Drive (PIN 56840221600425).

The property is located at the southwest of the intersection of Brundage Lane and Wetlands Drive. The property is zoned B-1. The property is listed as Tract 11A of the Blue Wing Minor Subdivision. The property includes a 5,289 square foot office building built in 2003, and a 1,040 square foot storage garage built in 2003. The properties to the west, south, and southeast are large lot single-family homes zoned R-1. Properties to the north and east are commercial businesses zoned B-1. Access to the property is from the northeast via Wetlands Drive. No access is permitted to the north on to Brundage Lane.

PROPOSED LOTS

The applicant is proposing a 5 lot subdivision with a private drive and a number of easements. The proposed subdivision will be a "holder" lots for future development and subdivision of the land. The applicant is proposing the following lot sizes:

Lot #	Lot Acres	Lot Sq. Ft.
1	0.29	12,753
2	0.86	37,494
3	0.76	33,106
4	10.98	478,289
5	22.06	960,934

RIGHT-OF-WAY

The applicant is proposing dedication of the Blue Wing Lane right-of-way, a 30-foot private lane. The applicant is proposing to stub Wetlands Drive, a public right-of-way, in the northeast portion of Lot 5. The applicant is proposing a utility easement agreement, recorded in 2018, to extend the future right-of-way at the time of subdivision of Lot 5.

The applicant is proposing to codifying the public pathway along the eastern property line of Lot 5, with a 15-foot public pedestrian pathway easement.

EASEMENTS

The applicant is proposing the following easements:

Lot 1: A 30-foot drainage easement along the northern portion of the property. A 10-foot irrigation pipeline easement along the western and southwestern portions of the property.

Lot 2: A 10-foot irrigation pipeline easement along the eastern portion of the property. A 5-foot utility easement along the western property line. A 10-foot utility easement along the northern portion of the property. A 14-foot detention pond easement along the southern portion of the property.

Lot 3: A 5-foot pond maintenance easement along the northeast property line. A 10-foot utility easement along the southern property line, adjacent to Blue Wing Lane.

Lot 4: A 15-foot electric line easement along the northern property line along East Brundage Lane. A 50-foot utility easement along the western property line. A utility easement of varying size along the southern portion of Blue Wing Lane. A 10-foot detention pond easement at the hammerhead turnaround of Blue Wing Lane.

Lot 5: A 30-foot utility easement that extends from the end of Wetland Drive. A 15-foot public pedestrian pathway easement that runs along the eastern property line.

UTILITIES

Existing water and sewer lines exist in the Wetlands Drive and Blue Wing Lane rights-of-way. Future utility connections will connect to these existing lines.

FLOODPLAIN

A large portion of Lot 4 is located in the Little Goose Creek floodway. A portion of Lot 4 and Lot 5 are located in the 100-year flood plain. There are two existing ponds in Lot 4.

NOTICES

As part of the request to subdivide this property, staff sent notices to the 20 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. Staff have received no comments or inquiries regarding this application.

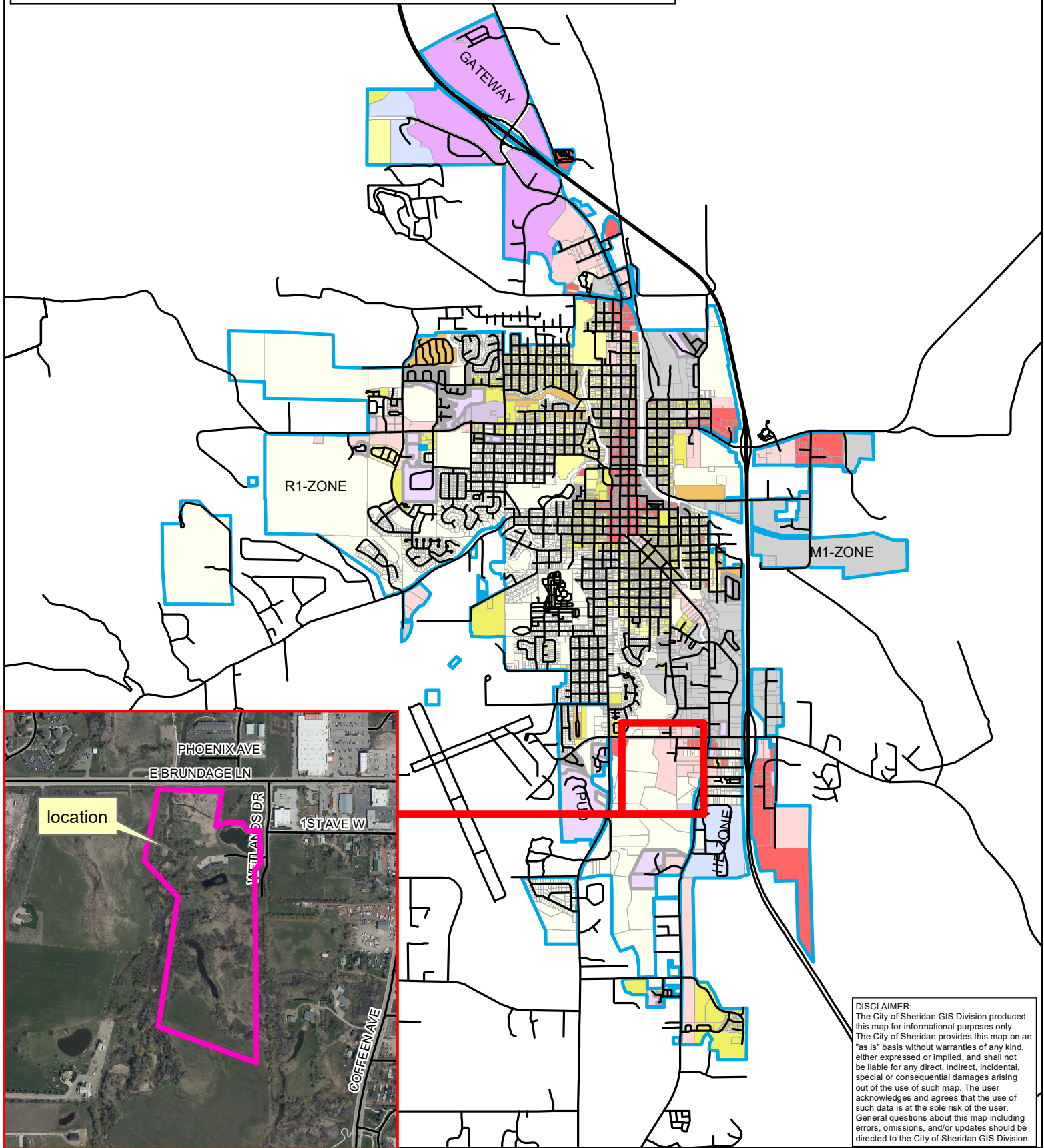
Attachments

aerial

final plat

ortho plat

Green Wing Minor Subdivision

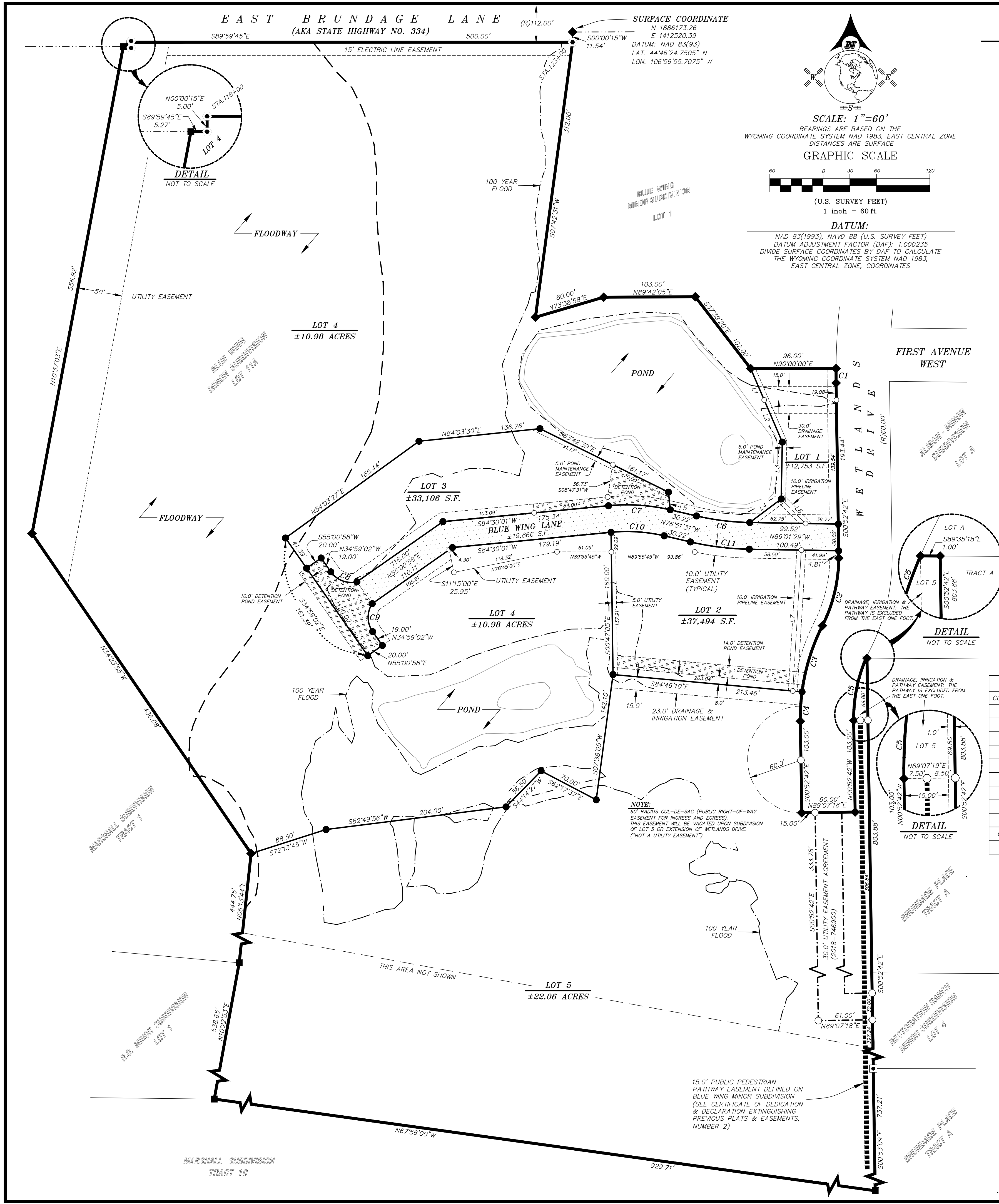


DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential 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 0.25 0.5 1 Miles



PRELIMINARY PLAT
GREEN WING MINOR SUBDIVISION

A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

ZONED: B-1
TOTAL AREA = ±35.40 ACRES
AREA OF 5 LOTS = ±34.95 ACRES
BLUE WING LANE = ±19,866 S.F.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TEAL PONDS, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **GREEN WING MINOR SUBDIVISION** BEING A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING;

SAID GREEN WING MINOR SUBDIVISION CONTAINS ±35.40 ACRES OF LAND, MORE OR LESS.

THE **GREEN WING MINOR 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 AND EASEMENTS AS SHOWN.

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

BLUE WING LANE AND UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, 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, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS: BLUE WING LANE IS AN EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT GREEN WING MINOR SUBDIVISION; BLUE WING LANE IS ALSO A UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLE EASEMENT WHICH SHALL BE MAINTAINED BY ALL OF THE OWNERS USING SAID BLUE WING LANE.

NO PUBLIC MAINTENANCE OF THE DETENTION PONDS: THE DETENTION POND FOR LOT 3 IS TO SERVICE AND BENEFIT SAID LOT. THE DETENTION POND SHALL BE MAINTAINED BY THE OWNER OF LOT 3. GREEN WING MINOR SUBDIVISION, THE DETENTION POND FOR LOT 2 IS TO SERVICE AND BENEFIT SAID LOT. THE DETENTION POND SHALL BE MAINTAINED BY THE OWNER OF LOT 2, GREEN WING MINOR SUBDIVISION.

A FIFTEEN (15.0') FOOT WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT ON LOT 5 IS DEFINED ON BLUE WING MINOR SUBDIVISION, RECORDED AT THE SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING; PLAT BOOK "B", PAGE "66" DATED SEPTEMBER 5TH, 2013, AND SHALL BE PERPETUATED.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____.

TEAL PONDS, LLC

BY:

P.A.B. WIDENER, JR.; MANAGING MEMBER

STATE OF WYOMING : ss

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY P.A.B. WIDENER, JR. BEFORE ME THIS _____ DAY OF _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

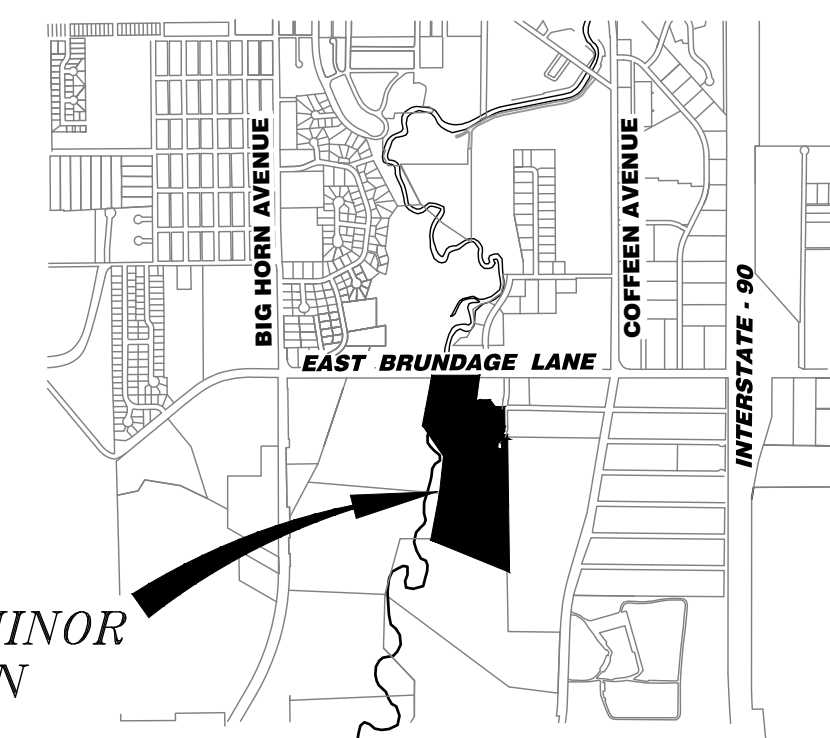
NOTARY PUBLIC

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	116°26"	730.00'	16.23'	S00°14'29"E	16.23'
C2	27°44'55"	170.00'	82.33'	S12°59'45"W	81.53'
C3	19°29'31"	230.00'	78.25'	S17°07'27"W	77.87'
C4	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C5	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C6	12°09'58"	285.00'	60.52'	N82°56'30"W	60.40'
C7	18°38'28"	215.00'	69.95'	N86°10'45"W	69.84'
C8	68°12'48"	28.00'	33.34'	N69°05'26"W	31.40'
C9	68°12'48"	28.00'	33.34'	N00°52'38"W	31.40'
C10	18°38'28"	185.00'	60.19'	S86°10'45"E	59.92'
C11	12°09'58"	315.00'	66.89'	S82°56'30"E	66.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°17'41"E	38.44'
L2	S23°17'41"E	51.56'
L3	S01°04'32"W	63.95'
L4	S53°09'12"W	44.23'
L5	N05°56'30"W	20.00'
L6	N44°44'29"W	38.85'
L7	S03°27'39"W	158.72'

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- RECORD
- (R)
- WC
- WITNESS CORNER
- BOUNDARY LINE
- LOT/TRACT LINE
- CUL-DE-SAC RIGHT-OF-WAY EASEMENT (AS NOTED)
- RIGHT-OF-WAY LINE
- EASEMENT LINE AS NOTED
- CENTERLINE OF EASEMENT
- CENTERLINE 15.0' PUBLIC PEDESTRIAN PATHWAY EASEMENT
- FLOODWAY AREA IN ZONE AE
- APPROXIMATE 100 YEAR FLOOD (BASE FLOOD) LINE
- FLOODWAY EASEMENT (FLOODWAY AREA IN ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 5603300764E, EFFECTIVE DATE JANUARY 16, 2014)
- SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 5603300764E, EFFECTIVE DATE JANUARY 16, 2014)
- DETENTION POND AREA



GREEN WING MINOR SUBDIVISION

LOCATION MAP
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS PLATS & EASEMENTS

1) THIS PLAT IS THE RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED AT THE SHERIDAN COUNTY CLERK AND RECORDER OFFICE, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING; RECORDED IN DRAWER "B", PLAT NUMBER "66" DATED SEPTEMBER 5TH, 2013. TRACT 11A, BLUE WING MINOR SUBDIVISION AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED WITH THE FOLLOWING EXCEPTIONS.

2) A FIFTEEN (15.0) FOOT WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT IS SHOWN AND DESCRIBED ON BLUE WING MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING, AND SHALL BE PERPETUATED.

3) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

NOTES:

1) LOT 4 IS RESTRICTED FROM ACCESSING EAST BRUNDAGE LANE (AKA STATE HIGHWAY NO. 334) AND SHALL NOT BE GRANTED AN ACCESS PERMIT, INGRESS AND EGRESS SHALL BE FROM WETLANDS DRIVE (A PUBLIC RIGHT-OF-WAY), AND BLUE WING LANE AS DEFINED IN THE CERTIFICATE OF DEDICATION.

2) THE 5.0' POND MAINTENANCE EASEMENT ON LOT 1 & LOT 3, THE 10.0' IRRIGATION PIPELINE EASEMENT ON LOT 1 & LOT 2, THE 30.0' DRAINAGE EASEMENT ON LOT 1, AND THE 30.0' DRAINAGE & IRRIGATION EASEMENT ON LOT 2 & LOT 5 ARE TO BENEFIT LOT 4, GREEN WING MINOR SUBDIVISION.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

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 _____ BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF _____.

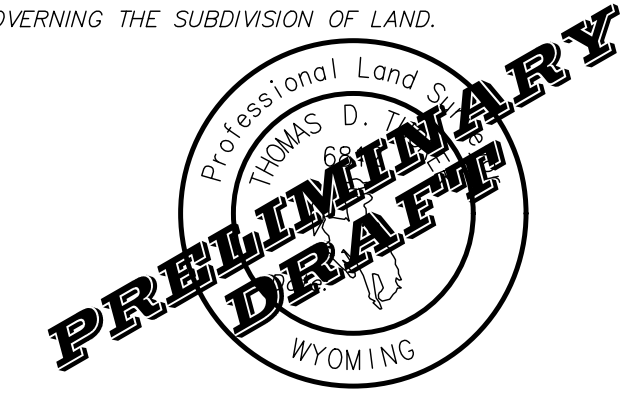
ATTEST: CITY CLERK

MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER 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 **GREEN WING 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL STREETS, EASEMENTS, AND LOTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

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 _____, 20____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____.

COUNTY CLERK

STAMP RECEIVING NUMBER

PRELIMINARY PLAT
GREEN WING MINOR SUBDIVISION

A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING



CLIENT: TEAL PONDS, LLC
ATTN: P.A.B. WIDENER, JR.
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

Out West, LLC
Agriculture and Engineering
craig@outwestllc.com
307-683-4150

JN: 1999-023
DF: 1999-023-SJ18-2022
TAB: 24X36
PC: 11899-023-SJ18
REVIEW: JSP & CT
JUNE 15, 2022

