**Sheridan City Planning Commission**
**Meeting Agenda**
**August 25, 2025**
**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 28, 2025 meeting.

   Motion by:

   Second:

   Vote:

**Old Business**

**New Business**

4. Consideration of PL-25-22, Ordinance 2296. The applicants: Larry G Hoover Family Trust and the Geraldine T Hoover Family Trust are requesting to rezone 1.78 acres from B-1 Business District to M-1 Industrial District. Located at 1140 Coffeen Ave. PIN 56843524700125.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-25-21, Ordinance 2295. Sheridan Heights Ranch, LLC, is requesting to de-annex 3.64 acres. Said land is located adjacent to the Kendrick Municipal Golf Course. PIN 56843524700125.

   Motion by:

   Second:

   Vote:

6. Consideration of PL-25-26, Ordinance 2297. An annexation of 4.15 acres that is solely owned by the City of Sheridan and adjacent to Kendrick Golf Course.

   Motion by:

   Second:

   Vote:

7. Comments from commissioners and staff.

8. Adjourn

# MEMO

**TO:** Planning Commission
**FROM:** Kelly Schroeder, Planning Director
**RE:** Review, correction, and approval of minutes of the July 28, 2025 meeting.

Motion by:

Second:

Vote:

**Attachments**

# CITY OF SHERIDAN

## MINUTES OF PLANNING COMMISSION MEETING

## CITY HALL COUNCIL CHAMBERS

## JULY 28, 2025

---

1. Commission Chair Daniel Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Lorraine Lehman, Tod Windsor, Ryan Franklin, Margaret Morneau and Brandy Campbell. Commissioner Pedersen was absent. Staff present included City Public Works Director Hanns Mercer and other City staff.

2. Approval of Agenda
   Commissioner Windsor moved, Commissioner Franklin seconded approval of the agenda; Agenda was approved by unanimous consent.

3. Approval of the Minutes of May 27, 2025
   The Chair asked for any changes or additions to the minutes of May 27, 2025, none were offered. Commissioner Campbell moved, seconded by Commissioner Windsor to approve the minutes. Voice vote to approve the minutes, unanimous.

4. Consideration of PL-25-15, Resolution 20-25. Lindberg Minor Subdivision. The applicants, Jacob and Tricia Lindberg are requesting to subdivide .22 acres into 4 lots. Zoned R-2 Residence District. Located at 964 Adair Ave. PIN 56842236500625

   City Public Works Director Hanns Mercer gave a presentation outlining the application.

   Questions posed to Director Mercer from the Commission included safety concerns regarding access from 5th Street considering the busy traffic on that street. Director Mercer said that since the 3 lots will have driveways off Adair and 1 lot may access via the alley, there should be no issues.

   Public questions:
   Barbara Bennick a resident of Burton Street, is concerned about the safety of pedestrians considering the lack of sidewalks, especially for school children during snow season. Chairman Kerbs asked Director Mercer what the process is evaluate pedestrian traffic and safety. Director Mercer answered that during the building permit process, sidewalk will be determined via code.

   Daniel Kopman, the representative for the applicants, responded that sidewalks have been planned for that development.
   Glenn Fairbank, also a resident nearby, commented that he is also concerned about congestion in that area with the amount of traffic going to the hospital.

   Chairman Kerbs closed the public comment period at 7:21pm.

   Commissioner Windsor moved, seconded by Commissioner Campbell, to send a positive recommendation to City Council regarding PL-25-15, Resolution 20-25. Voice vote, unanimous.

5. Consideration of PL-25-16, Elmwood Estates preliminary plat. The applicant, Khanstruction, LLC, is requesting to subdivide 31.82 acres into 6 lots, zoned R-1 Residence District. Located on E 5th St., across from Joe St and Sibley Circle. PIN 5684233000633.

   City Public Works Director Hanns Mercer presented the application.

   Commissioner Morneau questioned the grade drop for the proposed lots and asked if that would present a sight issue for traffic coming out of the area. Director Mercer answered that the proposed development will submit a traffic report for evaluation.
   Mark Christensen, engineer for the project appeared virtually and further explained the project including the ultimate number of units that could be included in the project at full buildout.
   There was no public comment or questions.

   Chairman Kerbs closed the public comment period at 7:34.

   Commissioner Lehman asked if the Commission should include conditions for the approval of this action. It was decided that since this is a preliminary plat approval, no conditions needed to be attached to the approval. Any conditions that are still in play at final approval can be addressed at that time.

   Commissioner Franklin moved, seconded by Commissioner Windsor to approve the preliminary plot for Elmwood Estates, PL-25-16.Voice vote, unanimous.

6. Comments from commissioners and staff.
   No additional comments.

7. The meeting was adjourned at 7:45 pm.

_____
Daniel Kerbs, Planning Commission Chair

Attest: _____
Candace Ainslie, Deputy City Clerk

# MEMO

**TO:** Planning Commission

**FROM:** Kelly Schroeder, Planning Director

**RE:** Consideration of PL-25-22, Ordinance 2296. The applicants: Larry G Hoover Family Trust and the Geraldine T Hoover Family Trust are requesting to rezone 1.78 acres from B-1 Business District to M-1 Industrial District. Located at 1140 Coffeen Ave. PIN 56843524700125.

## Background

WWC Engineering, on behalf of Larry G. Hoover Family Trust and the Geraldine T. Hoover Family Trust, has submitted a rezone application for a portion of Lot 2 of the J&E Subdivision, located at 1140 Coffeen Avenue (PIN 56843524700125). The applicant is requesting to rezone 1.78 acres from B-1 Business District to M-1 Industrial District.

The reason for the rezone request is to allow the property's existing tenant, Derby Club, to conduct pari-mutuel wagering (gambling) on the property, which is not currently allowed in the B-1 zone district. In the fall of 2025, City Staff discovered the zoning violation and informed the property owner and tenant that their 2026 liquor license renewal would be contingent upon a successful rezone of the property to a district that permits pari-mutuel wagering.

## Staff Comments

The subject property is currently zoned B-1 and is bordered by other B-1 properties to the north and east, M-1 property to the south and east, and R-3 property to the west. Adjacent land uses include residential and commercial uses, such as Autozone and Papa Murphy's, and another pari-mutuel wagering location to the south known as Wyoming Downs.

The Future Land Use Map indicates that this area is appropriate for commercial use. Many of the properties in the area are zoned M-1 Industrial but are commercial in nature. A rezone of the subject property to M-1 would allow for a wider variety of commercial uses in the area that are compatible with surrounding zoning and land uses.

Staff sent notices to 18 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. To date, staff has received one inquiry regarding the proposed rezone from an area business looking for more details.

**Findings of Fact:**

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, which the Planning Commission and City Council should be aware of:

**WS §15-1-601(d)**

d) All regulations shall be made:

i. In accordance with a comprehensive plan and designed to:
    A. Lessen congestion in the streets;
    B. Secure safety from fire, panic and other dangers;
    C. Promote health and general welfare;
    D. Provide adequate light and air;
    E. Prevent the overcrowding of land;
    F. Avoid undue concentration of population; and
    G. Facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."

**Staff Recommendation**

Staff recommends that Planning Commission recommend approval of PL-25-22, Ordinance 2296 Derby Club Rezone to City Council.

---

**Attachments**

Petition

exhibit

aerial

Draft Ordinance

## PETITION FOR REZONING

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

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

   Lot 2 of the J & E Subdivision to the City of Sheridan, Sheridan County, Wyoming
   Excepting therefrom that certain parcel of land conveyed to the city of Sheridan, Wyoming, a municipal corporation, in a warranty deed recorded august 18, 1999 in book 408, page 179.

2. Larry G Hoover Co-Trustee Et Al. are the owners or authorized agents of said described land proposed to be rezoned.

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

4. Petitioners hereby request that said lands be zoned M-1.

Therefore, Petitioners pray said parcel(s) be rezoned M-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 15TH day of JULY, 2025

Signed by the Petitioners:

Larry G. Hoover trustee _____

_____ _____

Subscribed and Sworn before me this 15TH day of JULY, 2025

_____
Notary Public

JOSEPH CRUMP
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170473
MY COMMISSION EXPIRES: 10/29/2030

My commission expires: 10/29/2030

K:\Sheridan\Wyoming Downs OTB4 LLC\2024436 Coffeen Property Rezone\05CAD\Sheets\24436-02-BNDY-REZONE.dwg EXHIBIT 7/24/2025 8:44:17 AM

## LEGAL DESCRIPTION:

LOT 2, J AND E SUBDIVISION, A SUBDIVISION IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SHERIDAN, WYOMING, A MUNICIPAL CORPORATION, IN A WARRANTY DEED RECORDED AUGUST 18, 1999 IN BOOK 408, PAGE 179.

TOGETHER WITH ALL IMPROVEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING TO OR APPERTAINING THERETO;

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES AND SUBJECT TO BUILDING AND ZONING REGULATIONS AND CITY, STATE AND COUNTY SUBDIVISION LAWS.

CURRENT ZONING: B-1
PROPOSED ZONING: M-1

NOTE: BEARINGS AND DISTANCES SHOWN FOR THE PROPERTY BOUNDARY ARE RECORDED. A LAND SURVEY WAS NOT CONDUCTED.

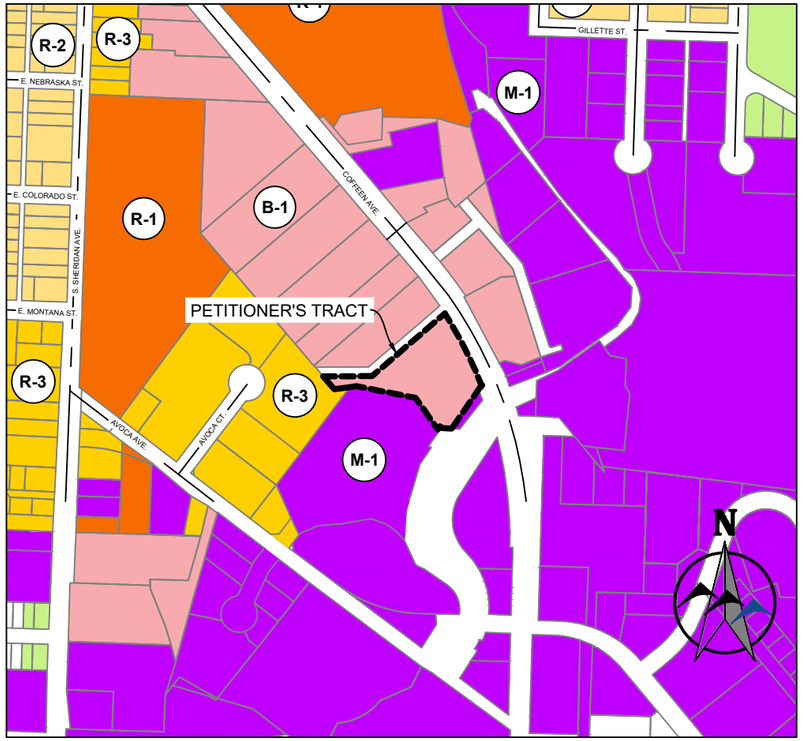
## CERTIFICATE OF SURVEYOR:

I, DIRK THOMPSON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY CERTIFY THAT EXHIBIT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

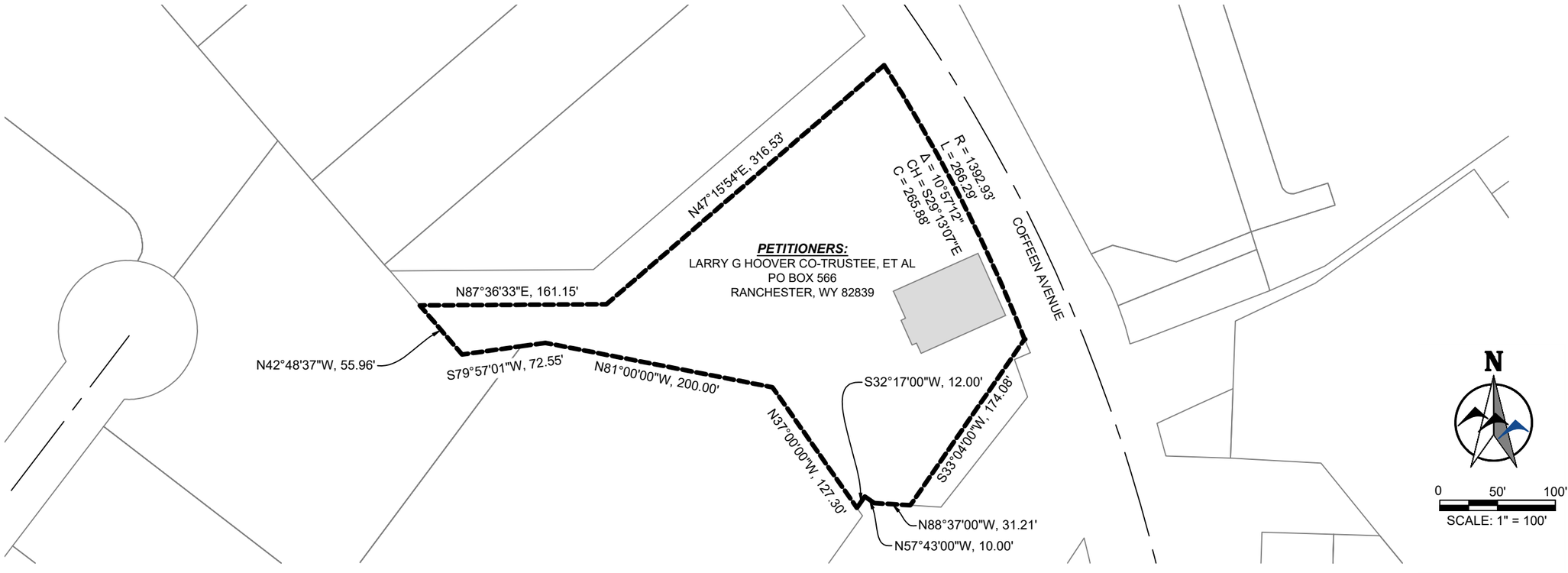
Professional Land Surveyor
DIRK R. THOMPSON
14277
Date 07/25/2025
WYOMING

LEGEND

- EXISTING BUILDING
- PETITIONER'S TRACT
- ROAD CENTERLINE
- PROPERTY LINE




CURRENT ZONING WITHIN 1000' OF PETITIONER'S TRACT
1"= 500'




| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT NO. 2024436

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

WYOMING DOWNS OTB4, LLC
1140 COFFEEN AVE REZONE

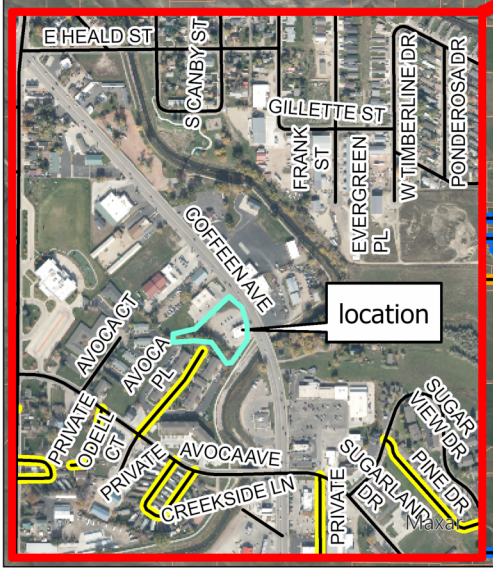
# REZONE APPLICATION EXHIBIT

*SHERIDAN COUNTY, WYOMING*

| | |
|---|---|
| DESIGNED BY: | DCC |
| DRAWN BY: | JRK |
| CHECKED BY: | DCC |
| DATE: | 7/24/2025 |

SHEET 1

# 1140 Coffeen Ave




PUD

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.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/6/2025 11:10 AM User: sgoodman

**CITY OF SHERIDAN**
**ORDINANCE NO. 2296**

AN ORDINANCE, AMENDING ORDINANCE NO. 826, THE ZONING ORDINANCE OF THE CITY OF SHERIDAN, TO ZONE THE ENTIRETY OF THE LAND MORE PARTICULARLY DESCRIBED BELOW AND SHOWN ON THE ATTACHED EXHIBIT, FROM B-1 BUSINESS DISTRICT TO M-1 INDUSTRIAL DISTRICT; FOR PROPERTY LOCATED AT 1140 COFFEEN AVENUE, SHERIDAN, WY.

WHEREAS, The owners of the following described lands have petitioned the City Council to rezone the same from B-1 Business District to M-1 Industrial District; and

WHEREAS, a public hearing has been held thereon by the City Council.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. The following described land is hereby rezoned from B-1 Business District to B-2 Business District:

   Lot 2, J and E Subdivision, excepting therefrom that certain parcel of land conveyed to the City of Sheridan, Wyoming, a municipal corporation, in a warranty deed recorded August 18, 1999 in book 408, page 179 of the Sheridan County records.

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

3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming )
) SS
County of Sheridan )

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____
Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

# MEMO

**TO:** Planning Commission

**FROM:** Kelly Schroeder, Planning Director

**RE:** Consideration of PL-25-21, Ordinance 2295. Sheridan Heights Ranch, LLC, is requesting to de-annex 3.64 acres. Said land is located adjacent to the Kendrick Municipal Golf Course. PIN 56843524700125.

## Background

In December 2024, the City of Sheridan worked with adjacent property owner Sheridan Heights Ranch, LLC to adjust the boundary line of the Kendrick Municipal Golf Course to match the existing fence line. This was simply a property boundary adjustment, not a municipal boundary adjustment, and resulted in 3.64 acres of land owned by Sheridan Heights Ranch, LLC to fall within municipal limits, and 4.15 acres of land owned by the City of Sheridan to fall within the County.

This application will consider de-annexing the 3.64 acres of land owned by Sheridan Heights, while application PL-25-26 will consider annexing the 4.15 acres of land owned by the City of Sheridan so that the property boundary line will match the municipal boundary line. The legal descriptions and map of these lands can be found in the attached exhibit.

## Staff Comments

On June 26, 2025, Sheridan Heights Ranch, LLC filed a petition with the City of Sheridan to de-annex two small tracts of land that are adjacent to the Kendrick Municipal Golf Course and which are part of the proposed Gillispie Draw County subdivision (PL-25-20). Pursuant to W.S. 15-1-421, the Board of County Commissioners must prepare a report on the impact of the proposed de-annexation within 60 days of receiving the petition. The City received an approved report from the Board of County Commissioners that was signed on August 19, 2025. The full report can be found attached to this memo. In summary, the report states that there are little to no expected impacts to services or revenue with this proposed de-annexation.

A Notice of the Petition to De-Annex was published in the Sheridan Press within ten days of the filing of the petition with the City as required by W.S. 15-1-421. The City also published a legal ad with the date of the Planning Commission public hearing as well as the City Council public hearing and first reading. No comments have been received to date from the public on this de-annexation proposal.

**Findings of Fact:**

Pursuant to W.S. 15-1-421, the following findings can be made in support of this de-annexation:

a. Sheridan Height Ranch, LLC is the sole owner of all the land to be de-annexed;
b. Sheridan Heights Ranch, LLC has signed the Petition for De-Annexation;
c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;

d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de-annexed; and
e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

**Staff Recommendation**

Staff recommends that Planning Commission recommend approval of PL-25-21, Ordinance 2295 Sheridan Heights Ranch De-Annexation to City Council.

---

**Attachments**

Petition

exhibit

aerial

De-Annexation Report

Draft Ordinance 2295

**PETITION FOR DE-ANNEXATION**
**FROM THE CITY OF SHERIDAN, WYOMING**

Pursuant to the provision of W.S. 15-1-421 *et. seq*. and other applicable statutes, the undersigned landowner ("Petitioner") respectfully petitions the Governing Body of the City of Sheridan, Wyoming (the "City") to de-annex their land from the City. In support of this Petition, the Petitioner provides the following:

1. Petitioner is the sole owner of the land petitioned to be de-annexed (the "Land"). A plat of the Land is attached hereto as **Exhibit A**.

2. Petitioner acknowledges that he shall provide a copy of this petition to the Board of Sheridan County Commissioners.

WHEREFORE, Petitioner prays to have the Land de-annexed and the boundaries of the City redrawn so the Land is outside the City's boundaries.

Dated this 26 day of June 2025.

Sheridan Heights Ranch, LLC

Don B. Roberts, Manager

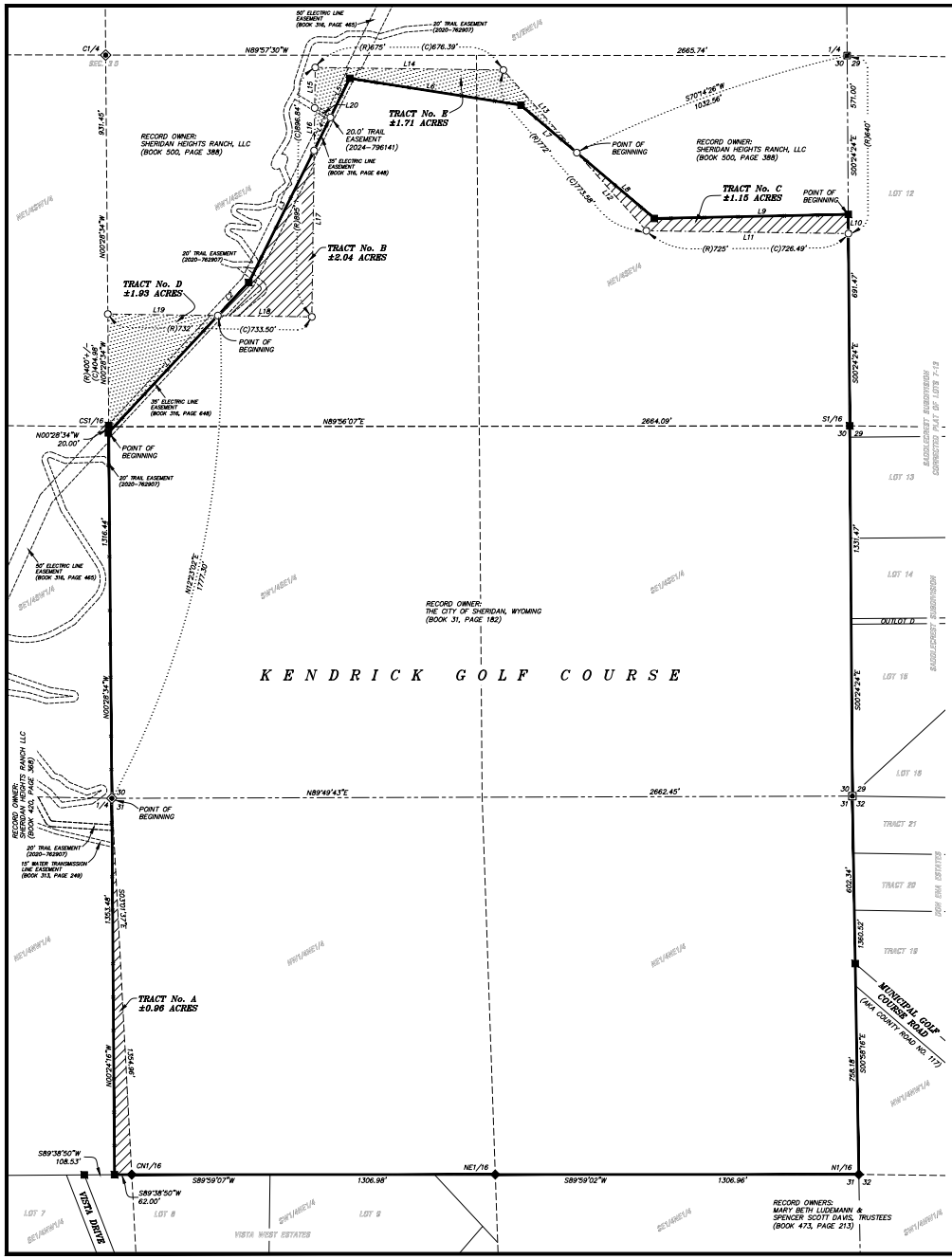
Subscribed and sworn before me this 26 day of June 2025 by Don B. Robers, Manager of Sheridan Heights Ranch, LLC.

Notary Public

My Commission Expires 12/31/2030

MOLLY PECUKONIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170690
MY COMMISSION EXPIRES: 12/31/2030

# EXHIBIT "A"




SCALE: 1"= 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200 feet

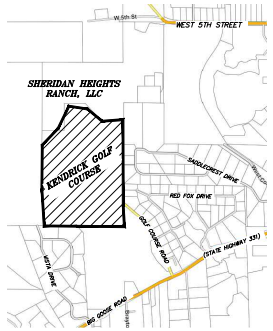
**DATUM:**

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 2" ALUMINUM CAP PER PLS 580
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (±4.15 ACRES)
- DE-ANNEXATION (±3.64 ACRES)

T56N, R84W, 6TH P.M.




**LOCATION MAP**
NO TRUE SCALE

## LEGAL DESCRIPTION:

**ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (2024-795978)**

**TRACT NO. A**

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE S01°01'37"E, 1354.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 8, VISTA WEST ESTATES (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°38'50"W, 62.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 8, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1353.48 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 0.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. B**

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N12°23'02"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°31'44"E, 162.53 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N26°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S00°47'01"E, 598.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. C**

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 69.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 726.49 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°38'59"W, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S49°39'02"E, 365.34 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°47'52"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S43°03'44"W | 574.25' |
| L2 | N43°03'44"E | 162.53' |
| L3 | N26°19'41"E | 529.90' |
| L4 | S26°19'41"W | 132.58' |
| L5 | S26°19'41"W | 157.13' |
| L6 | N81°02'56"W | 622.90' |
| L7 | N49°39'02"W | 263.51' |
| L8 | S49°39'02"E | 365.34' |
| L9 | N88°47'52"E | 697.55' |
| L10 | S00°24'24"E | 69.00' |

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L11 | N89°12'59"W | 726.49' |
| L12 | N41°38'59"W | 376.02' |
| L13 | S41°38'59"E | 397.57' |
| L14 | S89°12'59"E | 676.39' |
| L15 | N00°47'01"E | 145.74' |
| L16 | N00°47'01"E | 152.74' |
| L17 | S00°47'01"W | 598.35' |
| L18 | N89°12'59"W | 337.84' |
| L19 | S89°12'59"E | 395.66' |
| L20 | S59°07'43"E | 66.07' |

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMENKOVIC 14141 Sheridan WYOMING

PRELIMINARY DRAFT

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

## LEGAL DESCRIPTION:

**DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (2024-795977)**

**TRACT NO. D**

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N00°28'34"W, 1316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W, 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 395.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"W, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. E**

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S70°14'26"W, 1032.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182, AND AN EXISTING FENCE LINE; THENCE N49°39'02"W, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N81°02'56"W, 622.90 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S26°19'41"W, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N00°47'01"E, 298.48 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 676.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°38'59"E, 397.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**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 DULY RECORDED AS SURVEY _____, NO._____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

# ANNEXATION & DE-ANNEXATION
# KENDRICK GOLF COURSE

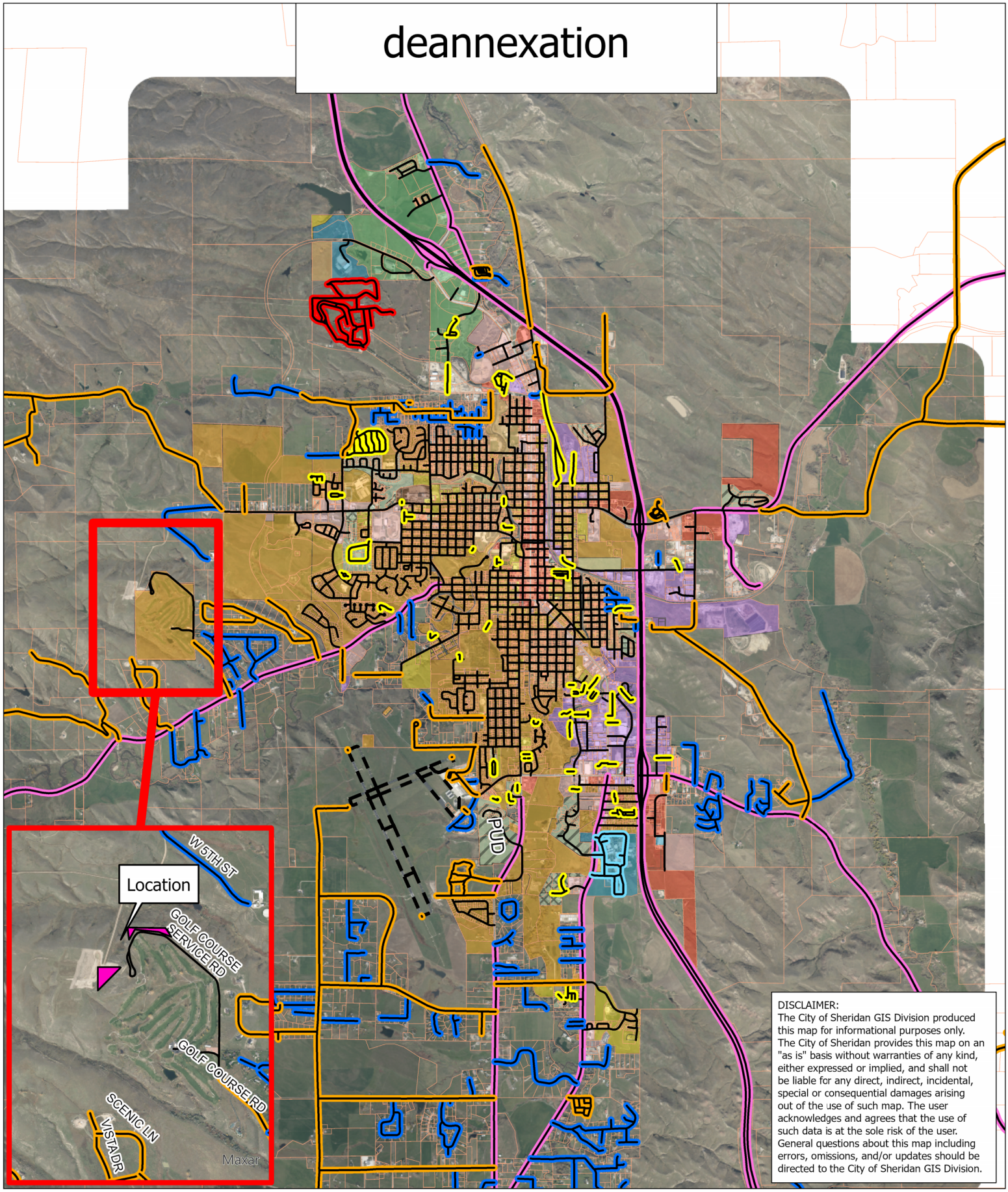
**SITUATED IN THE SE1/4 OF SECTION 30, AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING**


RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415


CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

JN: 2024-078 Sz:9
DN: 2024-078-ANNEX
TAB: ANNEX
FP: T2024-078
REVIEWED BY: TDT-CT
JUNE 25, 2025

# deannexation




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.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 7/29/2025 9:30 AM User: sgoodman

**Sheridan County, Wyoming Report**

**on**

**De-annexation Impact**

Petitioner: Sheridan Heights Ranch, LLC

**Approved by the Board of County Commissioners**
**August 19, 2025**

**BOARD OF COUNTY COMMISSIONERS**

Lonnie Wright, Chairman

**ATTEST:**

Eda Schunk Thompson, County Clerk

## PETITION

On June 26, 2025, Sheridan County (Public Works Department) received a copy of a petition to de-annex from the City of Sheridan filed by Sheridan Heights Ranch, LLC (Petitioner) dated June 26, 2025 (see petition attached). The two small areas covered in the petition are a part of the proposed county "Gillispie Draw Subdivision" and would be included in a much larger conservation tract within that subdivision. Pursuant to W.S. 15-1-421, within 60 days of the county's receipt of the petition, the BOCC must prepare a report on the impact of de-annexation.

## ORIGINAL ANNEXATION

According to City of Sheridan, the subject property was annexed on May 21, 1959 with the adoption of Ordinance #1019. The annexation was initiated by the City of Sheridan.

## PARCEL INFORMATION

Location: N ½ SE ¼ Section 30, T. 56 N., R. 84 W. (see petition Exhibit "A")
Total Area: Two tracts, 3.64 Acres (Tract Nos. D & E)
City Zoning: R-1 (Residential)
Assessed: Agricultural, Parcel # 56842910000210
2025 Assessed Value: Unknown

## PLANNING DESIGNATIONS

Sheridan Land Use Plan, 2016: "Public Open Space"
Sheridan Joint Planning Area Land Use Plan, 2017: "Agricultural"
201 Intergovernmental Agreement, 1985: Outside designated Sewer Service Area

## EXISTING MUNICIPAL SERVICES

Water- Not served
Sewer- Not served
Streets- Not served
Police- presumed
Animal Control- presumed
Fire Rescue- presumed
Waste Collection- Not served

## ANTICIPTED COUNTY SERVICE IMPACTS

**Water** – No direct impacts would be anticipated since Sheridan County government does not provide water service.

**Sewer**- No direct impacts would be anticipated since Sheridan County government does not provide sewer service.

**Streets/Roads**- No direct impact would be anticipated since no county maintained public ways serve the subject area.

**Law Enforcement**- Calls to this property would typically be responded to by the County Sheriff's Office. The addition of this small agricultural property to the Sheriff's response area should prove insignificant.

**Emergency Services**- It is anticipated that the parcel would become a part of the Sheridan Area Rural Fire Protection District. The addition of subject area to the District's response area would most likely be insignificant.

**Animal Control**- No direct impacts would be anticipated since the county government does not provide dedicated animal control services. (Animals running at large may be controlled by the Sheriff.)

**Waste Collection-** No direct impacts would be anticipated since the county government does not provide waste collection services.

## ANTICIPTED COUNTY REVENUE IMPACTS

**Property Tax**- The revenue derived from property taxes on this parcel for the County General Fund (12 mills) would remain unaltered. Revenue to the Sheridan Area Rural Fire Protection District (3 mills) would be increased slightly.

**State Shared Revenue**- Revenues derived from some state taxes, such as sales tax and gasoline tax, are based on the proportion of residents living in the various municipalities versus the unincorporated areas of the county. Since there are no residents in the subject area (nor are there any foreseeable future residents because of the proposed conservation status), the county would not realize a gain in such population-based revenues when figured as a percentage of the overall revenues derived from the same sources.

## GENERAL COMMENTS

Net service and revenue impacts to Sheridan County would appear to be negligible as a consequence of the proposed de-annexation. With any de-annexation proposal, principles that define sound community development ought to be given equal consideration. The municipal form of government exists principally to support urban-type development where the institutions, powers and resources best suited for human settlement occur in patterns that are typically denser than country counterparts. Wyoming counties, on the other hand, are poorly endowed by the legislature to deal with the needs of modern urban life.

While the decision to remain a part of a municipality is largely political, a major premise of good planning is that municipalities must have the ability to grow through urban development to maintain a healthy revenue base and efficiently provide municipal services. In many ways, good municipal growth is also good county growth. In the case at hand, however, no development

exists nor is any depicted in official city and county planning policies[1]. The proposed de-annexation at hand would appear to be supported by these guidelines and further be of little or no impact to Sheridan County services or revenues.

[1] Sheridan County Comprehensive Plan, 2020
Sheridan Joint Planning Area – Land Use Plan, 2017

**PETITION FOR DE-ANNEXATION**
**FROM THE CITY OF SHERIDAN, WYOMING**

Pursuant to the provision of W.S. 15-1-421 *et. seq*. and other applicable statutes, the undersigned landowner ("Petitioner") respectfully petitions the Governing Body of the City of Sheridan, Wyoming (the "City") to de-annex their land from the City. In support of this Petition, the Petitioner provides the following:

1. Petitioner is the sole owner of the land petitioned to be de-annexed (the "Land"). A plat of the Land is attached hereto as **Exhibit A**.

2. Petitioner acknowledges that he shall provide a copy of this petition to the Board of Sheridan County Commissioners.

WHEREFORE, Petitioner prays to have the Land de-annexed and the boundaries of the City redrawn so the Land is outside the City's boundaries.

Dated this 26 day of June 2025.

Sheridan Heights Ranch, LLC

Don B. Roberts, Manager

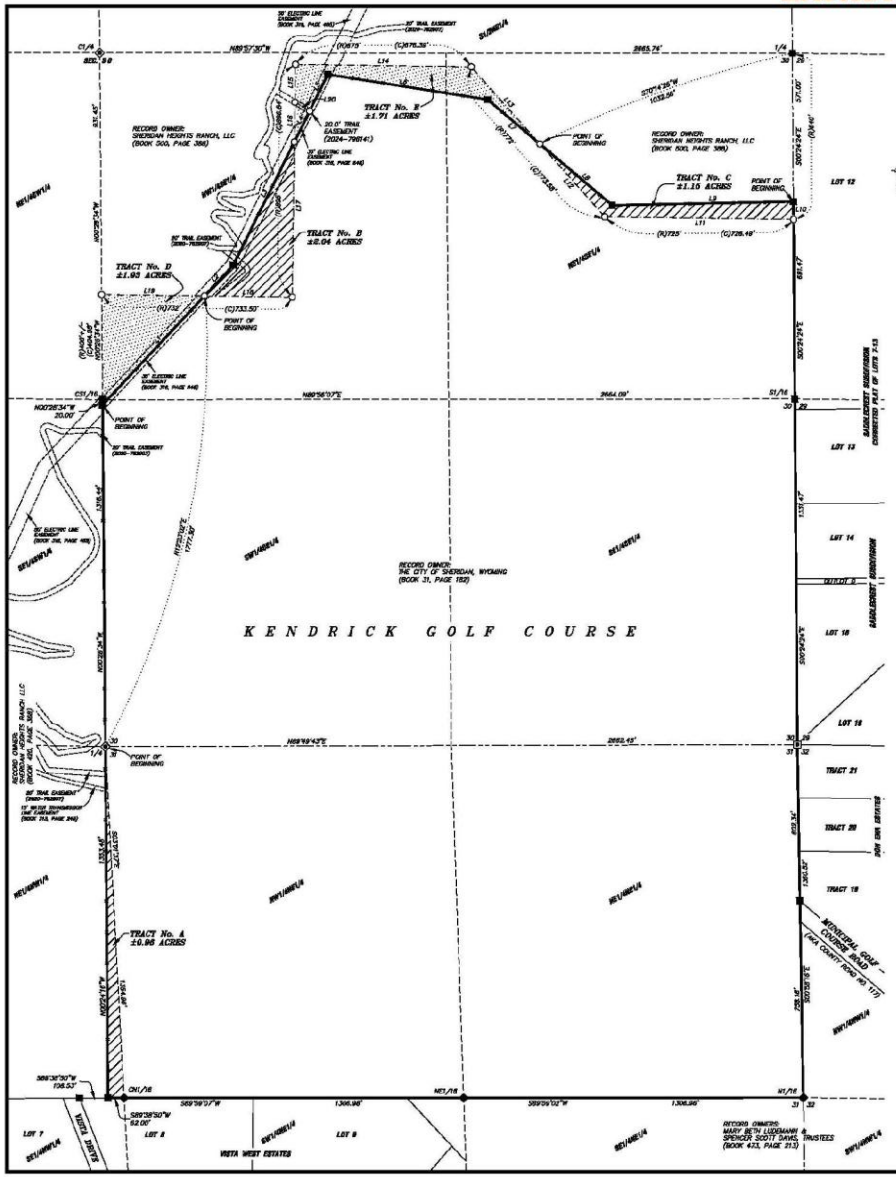
Subscribed and sworn before me this 26 day of June 2025 by Don B. Robers, Manager of Sheridan Heights Ranch, LLC.

Notary Public

MOLLY PECUKONIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170690
MY COMMISSION EXPIRES: 12/31/2030

My Commission Expires 12/31/2030

# EXHIBIT "A"




SCALE: 1" = 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE (DISTANCES ARE SURFACE

GRAPHIC SCALE

(U.S. SURVEY FEET)
1 inch = 200 feet.

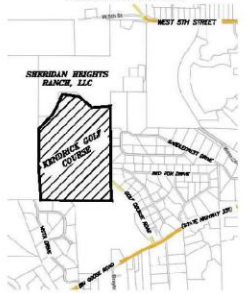
DATUM:

NAD 83(1992), NAD 83 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR ("DAF"): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6813
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2815
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 3" ALUMINUM CAP PER PLS 590
- CALCULATED; NOTHING FOUND/ANYTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (14.15 ACRES)
- DE-ANNEXATION (23.94 ACRES)

T56N, R84W, 6TH P.M.




LOCATION MAP
NO TRUE SCALE

## LEGAL DESCRIPTION:

ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (#684-796978)

TRACT NO. A

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2812); THENCE S03°59'37"E, 1,264.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 6, VISTA WEST ESTATES (MONUMENTED WITH A .28" ALUMINUM CAP PER PLS 6812); THENCE S89°36'30"W, 63.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 6, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1,333.45 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 3.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. B

A TRACT OF LAND SITUATED IN THE NW¼SW¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5860); THENCE N12°23'03"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°03'44"E, 152.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N39°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S90°47'01"W, 596.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAIN 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. C

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2815); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 88.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 738.48 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°28'59"E, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N43°03'44"E, 353.74 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°47'02"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

## LEGAL DESCRIPTION:

DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (#684-796977)

TRACT NO. D

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5860); THENCE N00°28'34"W, 1,316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 359.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"E, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

TRACT NO. E

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2815); THENCE S70°14'28"W, 1032.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 AND AN EXISTING FENCE LINE; THENCE N41°28'02"E, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°35'56"E, 633.99 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S39°15'41"E, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N90°47'01"E, 298.46 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 876.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°28'59"E, 297.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 188 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S43°03'44"W | 574.25' |
| L2 | N43°03'44"E | 153.53' |
| L3 | N26°19'41"E | 528.90' |
| L4 | S26°19'41"W | 133.08' |
| L5 | S26°19'41"W | 187.13' |
| L6 | N81°02'58"W | 622.90' |
| L7 | N48°38'58"W | 263.01' |
| L8 | S48°38'58"E | 365.34' |
| L9 | N89°47'02"E | 697.55' |
| L10 | S00°24'24"E | 88.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L11 | N89°12'59"W | 726.48' |
| L12 | N41°28'59"E | 376.02' |
| L13 | S41°28'59"E | 393.57' |
| L14 | S89°12'59"E | 676.39' |
| L15 | N00°47'01"E | 145.74' |
| L16 | N00°47'01"E | 153.74' |
| L17 | S00°47'01"W | 596.33' |
| L18 | N89°12'59"W | 337.84' |
| L19 | S89°12'59"E | 393.66' |
| L20 | S39°01'43"E | 96.03' |

SURVEYOR'S CERTIFICATE

STATE OF WYOMING )
COUNTY OF SHERIDAN ) SS

I, ANDRE STAMEMITCH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMEMITCH 14612 WYOMING

PRELIMINARY DRAFT

"PLAT IS NOT VALID IF PRINT AND ORIGINAL SIGNATURE OF SURVEYOR SEEN AND DATED"

CERTIFICATE OF RECORDER

STATE OF WYOMING )
COUNTY OF SHERIDAN ) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___M.,
THIS _____ DAY OF _____, 20_____, AND IS DULY RECORDED AS SURVEY _____, NO. _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

# ANNEXATION & DE-ANNEXATION
# KENDRICK GOLF COURSE

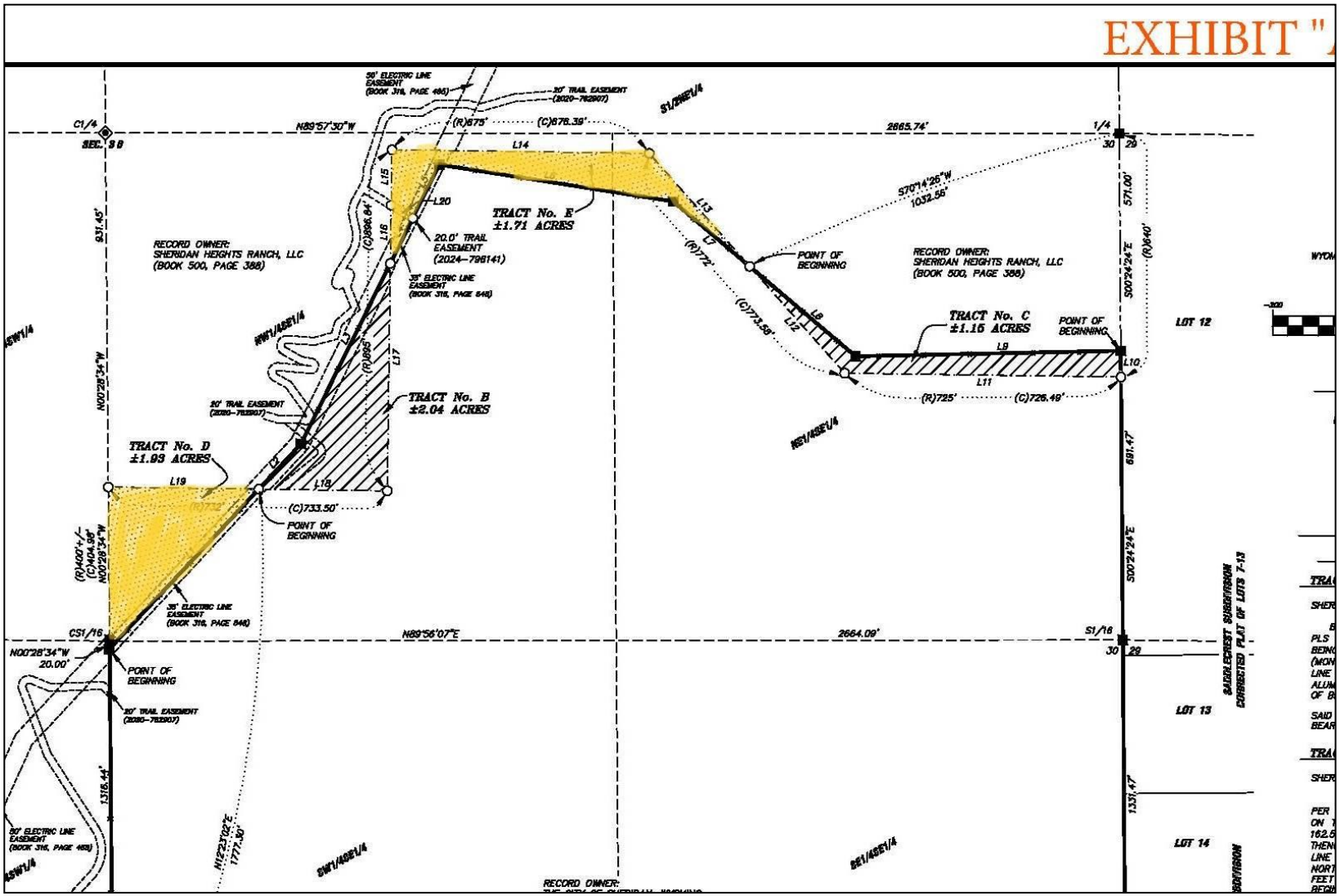
SITUATED IN THE SE1/4 OF SECTION 30, AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING


BESTBELDT SURVEYING
2340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415


CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

DN:2024-578, SJ 9
DN:2024-578-ANNEX
(AS AMND)
PT:13024-009
REVISED 29 OCT-CT
JUNE 25, 2025

# EXHIBIT "A"


TRACT No. E
±1.71 ACRES
TRACT No. B
±2.04 ACRES
TRACT No. C
±1.16 ACRES
TRACT No. D
±1.93 ACRES
POINT OF BEGINNING
RECORD OWNER:
SHERIDAN HEIGHTS RANCH, LLC
(BOOK 500, PAGE 388)
20.0' TRAIL EASEMENT
(2024-798141)
35' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 448)
50' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 466)
20' TRAIL EASEMENT
(2020-762907)
80' ELECTRIC LINE EASEMENT
(BOOK 316, PAGE 463)
N89°57'30"W
2665.74'
N89°56'07"E
2664.09'
N00°28'34"W
931.45'
1316.44'
681.47'
1331.47'
571.00'
S00°24'24"E
S70°14'26"W
1032.56'
LOT 12
LOT 13
LOT 14
SADDLECREST SUBDIVISION
CORRECTED PLAT OF LOTS 7-13
C1/4
SEC. 30
S1/16
NW1/4SE1/4
NE1/4SE1/4
SW1/4SE1/4
SE1/4SE1/4

**CITY OF SHERIDAN**
**ORDINANCE NO. 2295**

AN ORDINANCE, DE-ANNEXING TWO TRACTS OF LAND, TOTALLING 3.64 ACRES, SITUATED IN THE SE1/4 OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY.

WHEREAS, Sheridan Heights Ranch, LLC is the sole owner of the tracts of land to be de-annexed and has petitioned the City of Sheridan (the "City") in writing for the de-annexation of said land;

WHEREAS, the owner has also filed a copy of the Petition for De-Annexation with Sheridan County, Wyoming (the "County"), and the County has prepared a de-annexation report pursuant to W.S. 15-1-421(a);

WHEREAS, the County has agreed to and consents to the this de-annexation; and

WHEREAS, notice of the Petition for De-Annexation was published in the Sheridan press within ten (10) days of filing the Petition with the City pursuant to W.S. 15-1-421(b);

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. **LAND:** The following described tracts of land are hereby de-annexed from the City of Sheridan, as shown on the survey attached hereto as **Exhibit A**, to wit:

TRACT D:

A tract of land situated in the W½SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N00°28'34"W, 1316.44 feet along the west line of said W½SE¼ to the POINT OF BEGINNING of said tract, said point also lying on the west line of a tract of land described in Book 31 of Deeds, Page 182 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N00°28'34"W, 20.00 feet along said west line of said W½SE¼, and said west line of said tract described in Book 31 of Deeds, Page 182 to a point, said point being the southwest corner of the NW¼SE¼; thence, continue N00°28'34"W, 404.98 feet along said west line of said W½SE¼, and said west line of said tract described in Book 31 of Deeds, Page 182 to a point, said point being the northwest corner of said tract described in Book 31 of Deeds, Page 182; thence S89°12'59"E, 395.66 feet along the north line of said tract described in Book 31 of Deeds, Page 182 to a point, said point lying on an existing fence line; thence S43°03'44"W, 574.25 feet along said existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 1.93 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TRACT E:

A tract of land situated in the N½SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 30 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S70°14'26"W, 1032.56 feet to the POINT OF BEGINNING of said tract, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182 and an existing fence line; thence N49°39'02"W, 263.51 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N81°02'56"W, 622.90 feet along said existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S26°19'41"W, 289.71

feet along said existing fence line to a point, said point lying on said north line of said tract described in Book 31 of Deeds, Page 182; thence N00°47'01"E, 298.48 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence S89°12'59"E, 676.39 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence S41°38'59"E, 397.57 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to the POINT OF BEGINNING of said tract.

Said tract contains 1.71 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

2. **FINDINGS:** The Governing Body makes the following findings in support of this de-annexation:

   a. Sheridan Heights Ranch, LLC is the sole owner of all the land to be de-annexed;
   b. Sheridan Heights Ranch, LLC has signed the Petition for De-Annexation;
   c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;
   d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de-annexed; and
   e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

3. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. **EFFECTIVE DATE:** This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming )
) SS
County of Sheridan )

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____

Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

# MEMO

**TO:** Planning Commission
**FROM:** Kelly Schroeder, Planning Director
**RE:** Consideration of PL-25-26, Ordinance 2297. An annexation of 4.15 acres that is solely owned by the City of Sheridan and adjacent to Kendrick Golf Course.

## Background

In December 2024, the City of Sheridan worked with adjacent property owner Sheridan Heights Ranch, LLC to adjust the boundary line of the Kendrick Municipal Golf Course to match the existing fence line. This was simply a property boundary adjustment, not a municipal boundary adjustment, and resulted in 3.64 acres of land owned by Sheridan Heights Ranch, LLC to fall within municipal limits, and 4.15 acres of land owned by the City of Sheridan to fall within the County.

This application will consider annexing the 4.15 acres of land owned by the City of Sheridan and zoning said land R-1 Residence district, while application PL-25-21 will consider de-annexing the 3.64 acres of land owned by Sheridan Heights Ranch, LLC so that the property boundary line will match the municipal boundary line. The legal descriptions and map of these lands can be found in the attached exhibit.

## Staff Comments

Wyoming State Statute 15-1-407 states that if the City is the sole owner of any territory it desires to annex, the governing body of said city may do so without public hearing or public notice and without preparing an annexation report or providing estimates for infrastructure costs. As this proposed annexation will simply adjust the municipal boundary to match the property boundary of the Kendrick Municipal Golf Course, there are no anticipated impacts to City services or revenues.

Upon annexation, this land will be zoned R-1 Residence district, which is the current zoning of the Kendrick Municipal Golf Course.

The City published a legal ad in the Sheridan Press with the dates of the Planning Commission and City Council public hearings. No comments have been received to date from the public on this de-annexation proposal.

**Findings of Fact:**

Pursuant to W.S. 15-1-402(a), the following findings can be made in support of this annexation:

i. The annexation of the area is for the protection of the health, safety, and welfare of the persons residing in the area and in the City;
ii. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the City;
iii. The area sought to be annexed is a logical and feasible addition to the City and the extension of basic services customarily available to residents of the City shall, within reason, be available to the

area;
iv. The area sought to be annexed meets the requirements of W.S. 15-1-407;
v. The Governing Body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and
vi. A public hearing was not required pursuant to W.S. 15-1-407.

**Staff Recommendation**

Staff recommends that Planning Commission recommend approval of PL-25-26, Ordinance 2297 Kendrick Golf Course Annexation to City Council.

---

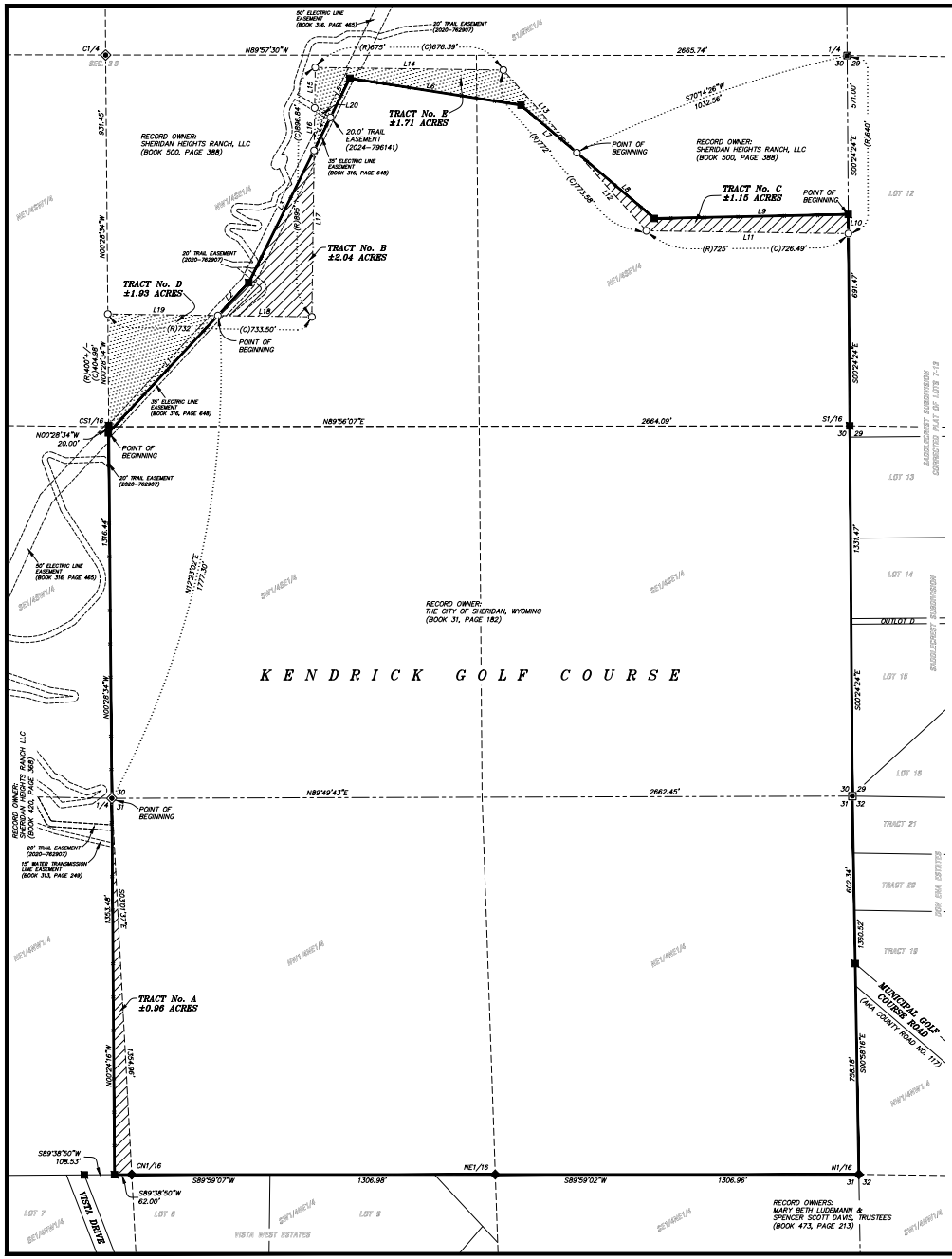
**Attachments**

exhibit

aerial

Draft Ordinance

# EXHIBIT "A"




SCALE: 1"= 200 feet

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200 feet

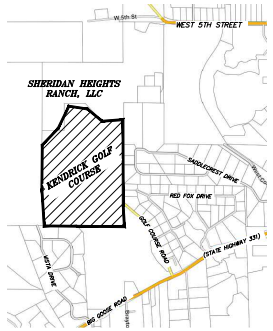
**DATUM:**

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 529
- FOUND 2" ALUMINUM CAP PER PLS 580
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED
- BOUNDARY LINE
- PROPERTY LINE/LOT LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- CENTERLINE TRAIL EASEMENT
- FENCE LINE (SURVEY 2024)
- ANNEXATION (±4.15 ACRES)
- DE-ANNEXATION (±3.64 ACRES)

T56N, R84W, 6TH P.M.




**LOCATION MAP**
NO TRUE SCALE

## LEGAL DESCRIPTION:

**ANNEXATION: RECORD OWNER, THE CITY OF SHERIDAN (2024-795978)**

**TRACT NO. A**

A TRACT OF LAND SITUATED IN THE NE¼NW¼ OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE S01°01'37"E, 1354.96 FEET ALONG THE EAST LINE OF SAID NE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NE¼NW¼, AND LYING ON THE NORTH LINE OF LOT 8, VISTA WEST ESTATES (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°38'50"W, 62.00 FEET ALONG THE SOUTH LINE OF SAID NE¼NW¼ AND SAID NORTH LINE OF LOT 8, VISTA WEST ESTATES TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°24'16"W, 1353.48 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 0.96 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. B**

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N12°23'02"E, 1777.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N43°31'44"E, 162.53 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N26°19'41"E, 529.90 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S00°47'01"E, 598.35 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N89°12'59"W, 337.84 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.04 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. C**

A TRACT OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S00°24'24"E, 571.00 FEET ALONG THE EAST LINE OF SAID NE¼SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON AN EXISTING FENCE LINE (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE S00°24'24"E, 69.00 FEET ALONG SAID EAST LINE OF SAID NE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N89°12'59"W, 726.49 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE N41°38'59"W, 376.02 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S49°39'02"E, 365.34 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°47'52"E, 697.55 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S43°03'44"W | 574.25' |
| L2 | N43°03'44"E | 162.53' |
| L3 | N26°19'41"E | 529.90' |
| L4 | S26°19'41"W | 132.58' |
| L5 | S26°19'41"W | 157.13' |
| L6 | N81°02'56"W | 622.90' |
| L7 | N49°39'02"W | 263.51' |
| L8 | S49°39'02"E | 365.34' |
| L9 | N88°47'52"E | 697.55' |
| L10 | S00°24'24"E | 69.00' |

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L11 | N89°12'59"W | 726.49' |
| L12 | N41°38'59"W | 376.02' |
| L13 | S41°38'59"E | 397.57' |
| L14 | S89°12'59"E | 676.39' |
| L15 | N00°47'01"E | 145.74' |
| L16 | N00°47'01"E | 152.74' |
| L17 | S00°47'01"W | 598.35' |
| L18 | N89°12'59"W | 337.84' |
| L19 | S89°12'59"E | 395.66' |
| L20 | S59°07'43"E | 66.07' |

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor ANDRE STAMENKOVIC 14141 Sheridan WYOMING

PRELIMINARY DRAFT

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

## LEGAL DESCRIPTION:

**DE-ANNEXATION: RECORD OWNER, SHERIDAN HEIGHTS RANCH, LLC (2024-795977)**

**TRACT NO. D**

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 580); THENCE N00°28'34"W, 1316.44 FEET ALONG THE WEST LINE OF SAID W½SE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N00°28'34"W, 20.00 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW¼SE¼; THENCE, CONTINUE N00°28'34"W, 404.98 FEET ALONG SAID WEST LINE OF SAID W½SE¼, AND SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE S89°12'59"E, 395.66 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT, SAID POINT LYING ON AN EXISTING FENCE LINE; THENCE S43°03'44"W, 574.25 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**TRACT NO. E**

A TRACT OF LAND SITUATED IN THE W½SE¼ OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S70°14'26"W, 1032.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182, AND AN EXISTING FENCE LINE; THENCE N49°39'02"W, 263.51 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N81°02'56"W, 622.90 FEET ALONG SAID EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S26°19'41"W, 289.71 FEET ALONG SAID EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182; THENCE N00°47'01"E, 298.48 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S89°12'59"E, 676.39 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO A POINT; THENCE S41°38'59"E, 397.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 31 OF DEEDS, PAGE 182 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**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 DULY RECORDED AS SURVEY _____, NO._____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

# ANNEXATION & DE-ANNEXATION
# KENDRICK GOLF COURSE

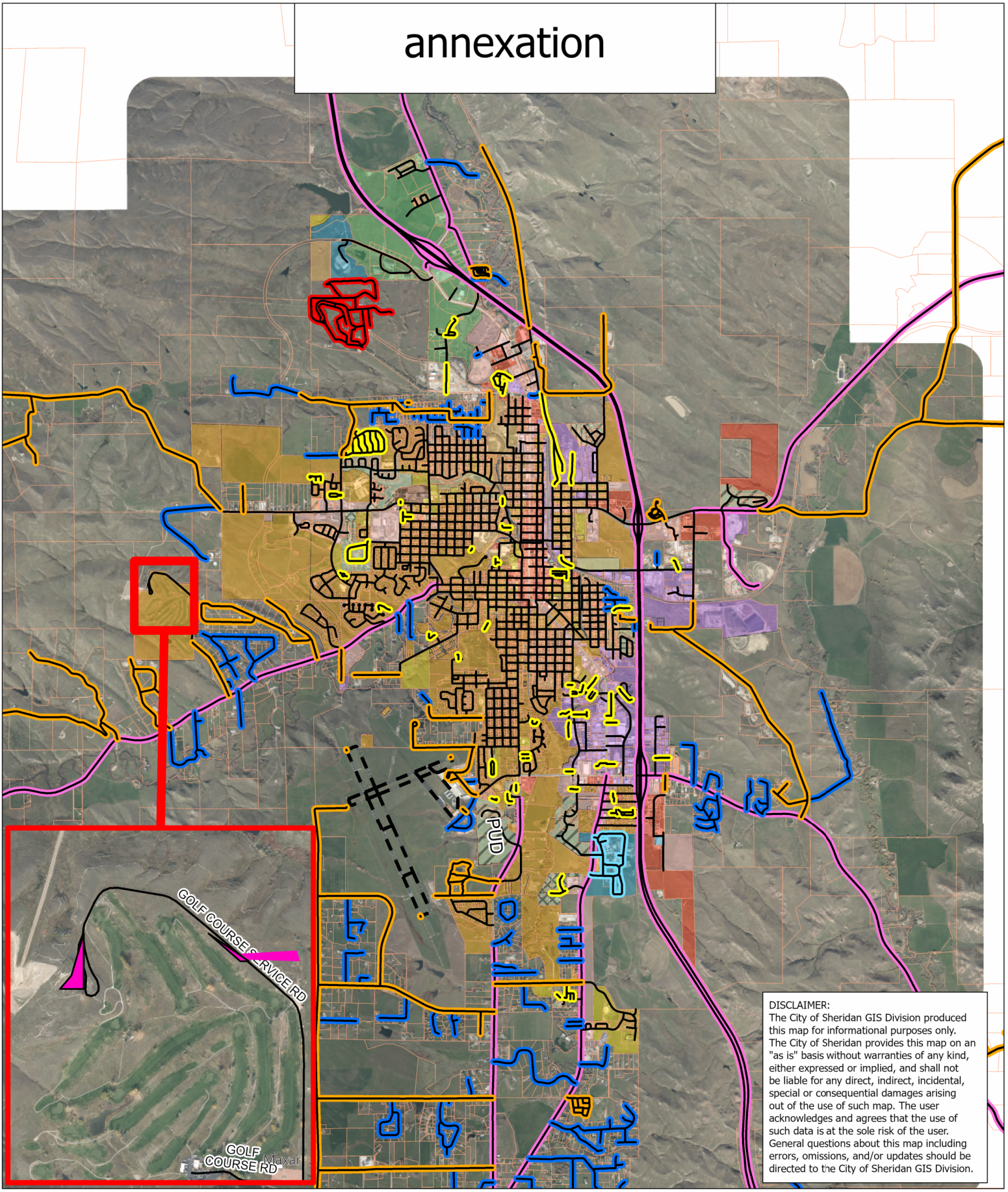
**SITUATED IN THE SE1/4 OF SECTION 30, AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING**


RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415


CLIENT: SHERIDAN HEIGHTS RANCH, LLC
200 CONCHO COURT
SHERIDAN, WY 82801

JN: 2024-078 Sz:9
DN: 2024-078-ANNEX
TAB: ANNEX
FP: T2024-078
REVIEWED BY: TDT-CT
JUNE 25, 2025

# annexation




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.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/15/2025 9:26 AM User: sgoodman

**CITY OF SHERIDAN**
**ORDINANCE NO. 2297**

AN ORDINANCE, ANNEXING THREE TRACTS OF LAND SOLELY OWNED BY THE CITY OF SHERIDAN, TOTALING 4.15 ACRES, SITUATED IN PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY, AND ZONING SAID PARCELS R-1 RESIDENCE DISTRICT.

WHEREAS, The City of Sheridan (the "City") is the sole owner of said tracts of land, which allows the City to annex the land without notice or public hearing and without preparing the annexation report or providing the estimates pursuant to W.S. 15-1-407; and

WHEREAS, the City Governing Body has found and determined the annexation of said tracts of land, and the zoning thereof as R-1 Residence District, would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; that the urban development of this area would constitute a natural, geographical, economical, and social part of the City; this area is a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; and the City is the sole owner of this area.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. **TERRITORY:** The following described tracts of land are hereby annexed into the City of Sheridan and zoned R-1 Residence District, as shown on the survey attached hereto as **Exhibit A**, to wit:

TRACT A:

A tract of land situated in the NE¼NW¼ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 31 (Monumented with a 2" Aluminum Cap per PLS 580); thence S03°01'37"E, 1354.96 feet along the east line of said NE¼NW¼ to a point, said point being the southeast corner of said NE¼NW¼, and lying on the north line of Lot 8, Vista West Estates (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S89°38'50"W, 62.00 feet along the south line of said NE¼NW¼ and said north line of Lot 8, Vista West Estates to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°24'16"W, 1353.48 feet along an existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 0.96 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TRACT B:

A tract of land situated in the NW¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N12°23'02"E, 1777.30 feet to the POINT OF BEGINNING of said tract, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182; thence N43°03'44"E, 162.53 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N26°19'41"E, 529.90 feet along an existing fence line to a point, said point lying on said north line of said tract described in Book 31 of Deeds, Page 182; thence S00°47'01"W, 598.35 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence N89°12'59"W, 337.84 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to the POINT OF BEGINNING of said tract.

Said tract contains 2.04 acres of land, more or less.

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

TRACT C:

A tract of land situated in the NE¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 30 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°24'24"E, 571.00 feet along the east line of said NE¼SE¼ to the POINT OF BEGINNING of said tract, said point lying on an existing fence line (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue S00°24'24"E, 69.00 feet along said east line of said NE¼SE¼ to a point, said point being the northeast corner of a tract of land described in Book 31 of Deeds, Page 182; thence N89°12'59"W, 726.49 feet along the north line of said tract described in Book 31 of Deeds, Page 182 to a point; thence N41°38'59"W, 376.02 feet along said north line of said tract described in Book 31 of Deeds, Page 182 to a point, said point lying on an existing fence line; thence S49°39'02"E, 365.34 feet along said existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N88°47'52"E, 697.55 feet along said existing fence line to the POINT OF BEGINNING of said tract.

Said tract contains 1.15 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

2. **ZONING:** The above-described tracks of land shall be zoned R-1 Residential District.

3. **FINDINGS:** The Governing Body makes the following findings in accordance with Wyoming State Statute 15-1-402(a):

   i. The annexation of the area is for the protection of the health, safety, and welfare of the persons residing in the area and in the City;
   ii. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the City;
   iii. The area sought to be annexed is a logical and feasible addition to the City and the extension of basic services customarily available to residents of the City shall, within reason, be available to the area;
   iv. The area sought to be annexed meets the requirements of W.S. 15-1-407; and
   v. The Governing Body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.
   vi. A public hearing was not required pursuant to W.S. 15-1-407.

4. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

5. **EFFECTIVE DATE:** This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming )
) SS
County of Sheridan )

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____

Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law