Approved as to form only:
Date: 10/30/17

ORDINANCE NO. 4215

ENTITLED: "AN ORDINANCE ANNEXING TO THE CITY OF CHEYENNE, WYOMING, A PORTION OF SECTIONS 8 AND 9, ALL OF THE W½ SECTION 14, A PORTION OF THE E½E½ OF SECTION 17, AND ALL OF SECTIONS 15, 16 AND 21; TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING. (LOCATED TO THE SOUTHEAST OF THE INTERSECTION OF E. COLLEGE DRIVE AND AVENUE C)."

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

Section 1. That the City of Cheyenne hereby finds as follows:

(a) That Sweetgrass Land Co., LLC, Lummis Livestock Co., LLC, and Arp and Hammond Hardware Co., owners at the time of submittal of a portion of Sections 8 and 9, all of the W½ Section 14, a portion of the E½E½ of Section 17, and all of Sections 15, 16 and 21; Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming has petitioned the governing body of the City of Cheyenne to annex the real property described herein and to make it a part thereof; and

(b) That an accurate annexation map of said land is attached to this ordinance as Exhibit A, said map prepared by Jeffrey B. Jones, a Professional Land Surveyor, licensed in the State of Wyoming, PLS Number 5910; and

(c) That the annexation of said area is for the protection of health, safety, and welfare of the persons residing in the area and the City of Cheyenne; and

(d) That the urban development of the area sought to be annexed will constitute a natural, geographical, economical and social part of the City of Cheyenne; and

(e) That the area is a logical and feasible addition to the City and that the extension of basic services such as water and sewer systems, police and fire protection and other services customarily available in the City of Cheyenne can, within reason, be furnished; and

(f) That the area is adjacent to the City of Cheyenne and is currently zoned PUD – Planned Unit Development and A-2 – Agricultural – by the Laramie County Commissioners; and

(g) That the City of Cheyenne does not own or operate its own electrical utility, and its governing body is prepared to designate a utility to serve the annexed area pursuant to W.S. § 15-1-410, and to authorize the designated utility to serve the entire annexed area.

Section 2. That all of the real property described in Exhibit A is hereby annexed to the City of Cheyenne, Wyoming, and shall become a part thereof.

Section 3. That the City Clerk is directed to file an executed copy of this annexation ordinance and map (Exhibit A) with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming, and shall also notify the City Engineer's Office to add said area to the official City Map of the City of Cheyenne, Wyoming.

Section 4. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph or section of this ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections.

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Section 5. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: October 9, 2017

SECOND READING: October 23, 2017

THIRD AND FINAL READING: February 12, 2018

CITY OF CHEYENNE SEAL STATE OF WYOMING

MARIAN J. ORR, MAYOR

(SEAL)
ATTEST:

CAROL INTLEKOFER, CITY CLERK

Published: Wyoming Tribune-Eagle
February 22, 2018

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CLERK OF LARAMIE COUNTY

CERTIFICATE OF OVERSIZED DOCUMENT

I hereby certify that the following Real Estate Recording(s), was/were too large for filing.

The original document is located in Survey Drawer # 6 at slot # 96

Grantor: Cheyenne, City of

Grantee: Public, to the

Document Date: 02/ 12/ 2018

The following is a brief description of the document:

Ordinance 4215 - Annexation Map for Sweetgrass
PTN SEC 8 & 9 T13N RE66W
W2 SEC 14 T13W R66W
E2E2 SEC 17 T13W R66W
ALL SEC 15, 16, 21 T13N R66W

Debra K Lee
Laramie Count Clerk

Michelle Sumner

By: Michelle Sumner
Deputy County Clerk
Commisison expires January 7, 2019

020-072 (R/06/16)

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OWNER:
SWEETGRASS LAND CO., LLC
106 E LINCOLNWAY, STE. 305
CHEYENNE, WY 82001

DEVELOPER:
TBD

SURVEYOR:
STEIL SURVEYING SERVICES
1102 WEST 19th STREET
CHEYENNE, WY 82001
307-634-7273

PUD ZONING & PLANNING CONSULTANT
LANDMARK ENGINEERING, LTD.
3521 W EISENHOWER BLVD
LOVELAND, CO 80537
970-667-6286

DRAINAGE ENGINEERING:
SUMMIT ENGINEERING
5907 TOWNSEND PLACE
CHEYENNE, WY 82009
307-637-0681

TRANSPORTATION ENGINEERING:
W2 TRAFFIC ENGINEERING, LLC
MICHAEL GOSTOVICH, P.E.
11800 BLAZER ROAD
CHEYENNE, WY 82009

BOUNDARY CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1° 48' 13"	5727.57'	N13° 35' 53"E	180.29'	180.30'
C2	1° 41' 43"	5627.57'	S8° 32' 34"W	166.51'	166.52'
C3	64° 26' 52"	2471.48'	N57° 35' 29"E	2635.73'	2779.99'
C4(R)	–	2470.95'	–	–	–

LANDOWNER TABLE A

COUNTY (MR)
MC RADY PROPERTIES LLC
ALLISON TRACTS, 2ND; S½ TR.100
741 MORNING GLORY TR
CHEYENNE, WY 82007

STEIF, CHRISTOPHER M ET UX
PROSSER TRACTS: TR.12 (POR)
1609 S AVE C
CHEYENNE, WY 82007

COUNTY (CB)
CASSIDY, ALBERT R LIV TR
WALLICK AND MURRAY GARDENS: TR.8 (POR)
1112 POLE MOUNTAIN RD
CHEYENNE, WY 82009

SMITH, JAY M ET UX
WALLICK AND MURRAY GARDENS: TR.8, LESS N93°34' X 143'
813 E COLLEGE DR SP 1
CHEYENNE, WY 82007

COUNTY (MU)
ARTESIAN PARK LLC
ARTESIAN MOBILE HOME PARK, 2ND FILING: LOTS 1-18, BLOCK 1; LOTS 1-12, BLOCK 2
609 ARTESIAN RD
CHEYENNE, WY 82007

SCHUMM, MICHAEL ET UX
SCHUMM SUBDIVISION: LOT 1
809 ARTESIAN RD
CHEYENNE, WY 82007

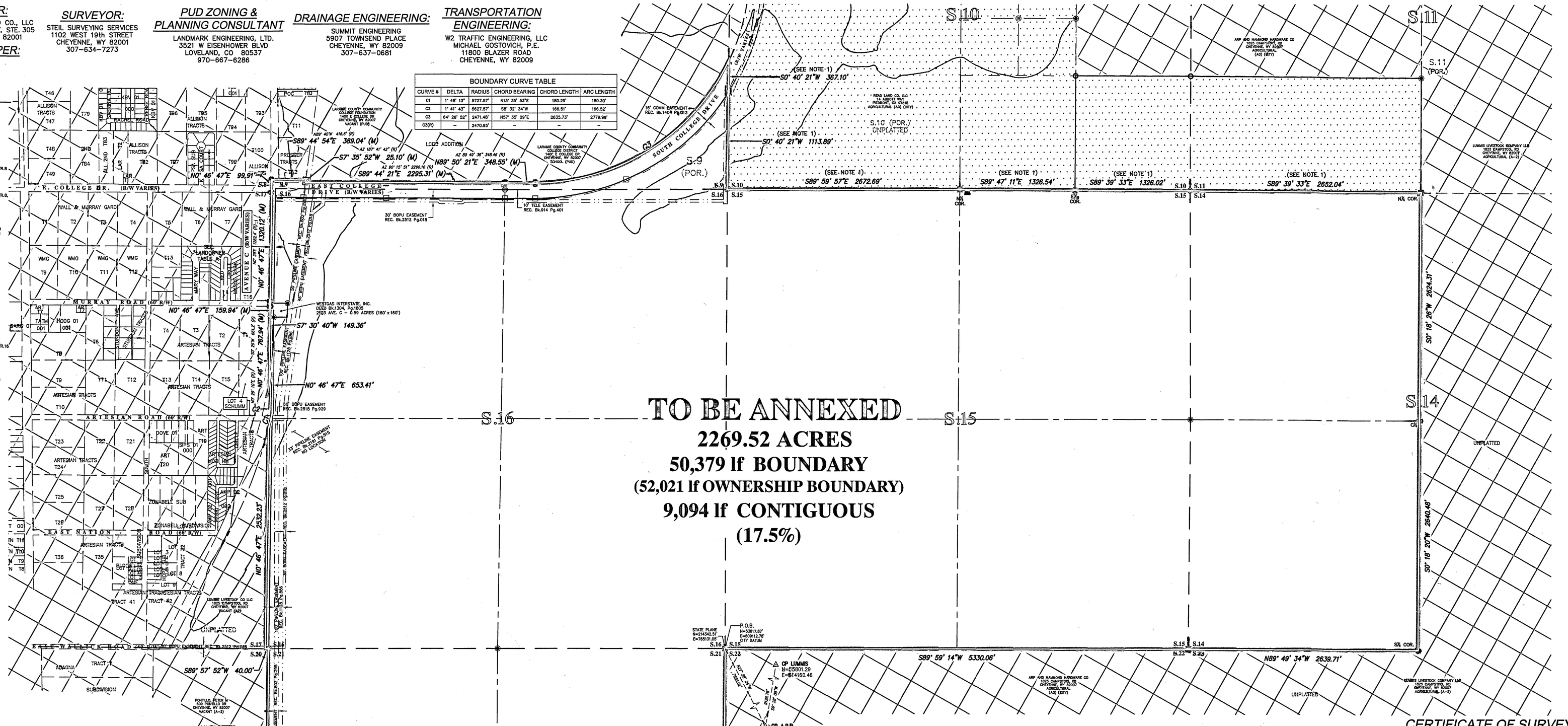
SCHUMM, MICHAEL ET UX
ARTESIAN TRACTS: TRACT 17
809 ARTESIAN RD
CHEYENNE, WY 82007

SCHUMM, PAUL J ET UX
SCHUMM SUBDIVISION: LOT 4
814 ARTESIAN RD
CHEYENNE, WY 82007

SCHUMM, ROBERT J ET UX
SCHUMM SUBDIVISION: LOT 2
808 ARTESIAN RD
CHEYENNE, WY 82007

SLOAN, MARGARET REV LIVTR ETAL
WALLICK AND MURRAY GARDENS: TR.15
1902 AVE A
CHEYENNE, WY 82007
[SQ LI ZONING]

COUNTY (LI)
MEDENDER LLC
ARTESIAN TRACTS: TRACTS 1, 2, 3
2431 E 7TH ST
CHEYENNE, WY 82001



LAND DESCRIPTION

A portion of Sections 8 & 9, all of the W1/2 of Section 14, a portion of the E1/2E1/2 of Section 17, All of Sections 15, 16, and 21; Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming: being more particularly described as follows:

Beginning at the northeast corner of said Section 21; thence S.00° 23' 08"W., along the east line of Section 21, a distance of 5282.39 feet to the southeast corner of Section 21; thence N.89° 50' 08"W., along the south line of Section 21, a distance of 5233.15 feet to the southwest corner of Section 21; thence N.00° 16' 13"W., along the west line of Section 21, a distance of 2616.98 feet to the west 1/4 corner of Section 21; thence continuing along the west line of Section 21, N.00° 40' 10"E., a distance of 2645.84 feet to the southeast corner of said Section 17; thence S.89° 57' 52"W., along the south line of Section 17, a distance of 40.00 feet; thence N.00° 46' 47"E., a distance of 2532.23 feet to a point on a curve, being the centerline of abandoned railroad Right-of-Way; thence, along said curve, concave to the northwest, (through an angle of 01° 48' 13", having a radius of 5727.57 feet, and whose long chord bears N.13° 35' 53" E., a distance of 180.291 feet), to the west line of said Section 16; thence N.00° 46' 47"E., along said west line, a distance of 653.41 feet to the southeast corner of the Avenue C Right-of-Way terminus; thence S.07° 30' 40"W., along the east Right-of-Way line of Avenue C, a distance of 149.36 feet; thence along a non-tangential curve, concave to the northwest, (through an angle of 1° 41' 43", having a radius of 5627.57 feet, and whose long chord bears S.08° 32' 34" W., a distance of 166.51 feet) to a point on the west Right-of-Way line of Avenue C; thence N.00° 46' 47"E., along said west line, a distance of 767.94 feet; thence continuing N.00° 46' 47"E. along said west R/W line, a distance of 159.94 feet; thence continuing N.00° 46' 47"E. along said west R/W line (and extension thereof), a distance of 1320.12 feet to the south line of said Section 8; thence continuing N.00° 46' 47"E., a distance of 99.91 feet to the extension of the north Right-of-Way line of East College Drive; thence S.89° 44' 54"E., along said north Right-of-Way line, a distance of 389.04 feet; thence, continuing along said north Right-of-Way line, S.07° 35' 52"W., a distance of 25.10 feet; thence, continuing along said north Right-of-Way line, S.89° 44' 21"E., a distance of 2295.31 feet; thence, continuing along said north Right-of-Way line, N.89° 50' 21"E., a distance of 348.55 feet; thence, continuing along said north Right-of-Way line, along a non-tangential curve, concave to the northwest, (through an angle of 64° 26' 52", having a radius of 2471.48 feet, and whose long chord bears N.57° 35' 29" E., a distance of 2635.73 feet) to the west line of Section 10; thence S.00° 40' 21"W., along said west line, a distance of 367.10 feet to the east Right-of-Way line of South College Drive; thence continuing S.00° 40' 21"W., along said west line of Section 10, a distance of 1113.89 feet to the southwest corner of Section 10; thence S.89° 59' 57"E. along the south line of Section 10, a distance of 2672.69 feet to the south 1/4 corner of Section 10; thence, continuing along said south line, S.89° 47' 11"E., a distance of 1326.54 feet to the 1/16 section corner; thence, continuing along said south line, S.89° 39' 33"E., a distance of 1326.02 feet to the Section corner common to Sections 10, 11, 14 & 15; thence S.89° 39' 33"E. along the north line of said Section 14, a distance of 2652.04 feet to the north 1/4 corner of Section 14; thence S.00° 16' 26"W. along the north-south centerline of Section 14, a distance of 2624.31 feet to the center 1/4 corner of Section 14; thence, continuing along the N|S centerline of Section 14, S.00° 16' 20"W. a distance of 2640.48 feet to the south ¼ corner of Section 14; thence, along the south line of Section 14, N.89° 49' 34"W., a distance of 2639.71 feet to the Section corner common to Sections 14, 15, 22 & 23; thence S.89° 59' 14"W. along the south line of said Section 15, a distance of 5330.06 feet to the Point of Beginning.

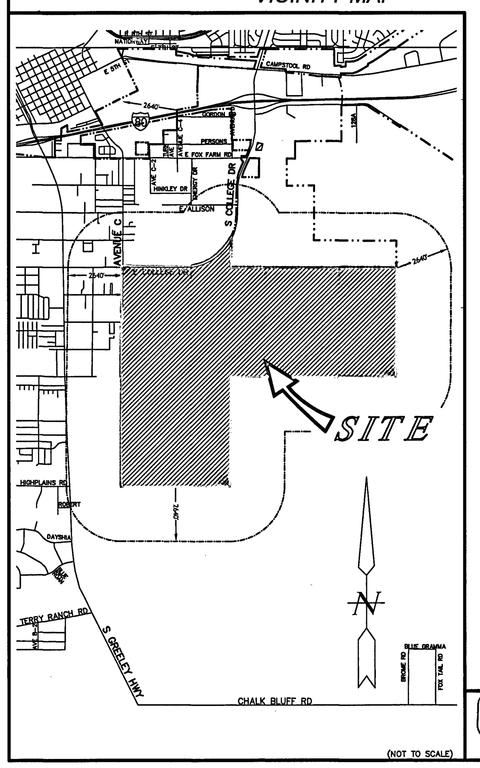
Containing 2269.52 acres, more or less.

Basis of Bearings: Wyoming State Plane Coordinate System, East Zone NAD83-2011.
Site Combination Factor = 0.999665203 – All distances are grid distances.

NOTES

1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE – NAD83–2011/GRID DISTANCES.
   ADJACENT ANNEXATION INCLUDING THE SE¼SE¼ OF SECTION 10 AND THE S½SW¼ OF SECTION 11, (0R0J#4159 REC. Bk.2523, Pg.1334) (AND CITY CONTROL TIES SHOWN HEREON) BASIS OF BEARINGS : CITY OF CHEYENNE CONTROL NETWORK REFERENCED FROM CITY CONTROL MONUMENTS "A.P.R." & "LUMMIS".
   THIS PLAT IS BASED ON WYOMING STATE PLANE COORDINATES, EAST ZONE – NAD83–2011. SITE COMBINATION FACTOR = 0.999665203. *ELEVATIONS ARE NAVD88.*
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3. A PORTION OF THE PROPERTY AS SHOWN FALLS WITHIN A F.E.M.A. 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON JANUARY 17, 2007 F.I.R.M. PANEL No.'s 56021C1356F (REV. 09/27/12), 56021C1357F, 56021C1358F AND, 56021C1359F.
4. DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
5. CURRENT INCORPORATED CITY LANDS ABUT APPROXIMATELY 17.5% OF THE 52,021-FOOT OWNERSHIP BOUNDARY. (SEE WS 15-1-402(B)).
6. THE LANDS CONTAINED COMPRISE THE SWEETGRASS PLANNED UNIT DEVELOPMENT (PUD), AND ARE SUBJECT TO THE PROVISIONS OF THE "SWEETGRASS PUD ANNEXATION MASTER ANNEXATION AGREEMENT" RECORDED AT BOOK 2583, PAGE 1914 IN THE REAL ESTATE OFFICE OF THE CLERK OF LARAMIE COUNTY, WY.

VICINITY MAP



(NOT TO SCALE)

FILING RECORD

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SURVEY DRAWER
DRAWER # 6 SURVEY 916

LEGEND

- SET ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP
- FOUND BRASS CAP
- FOUND W.D.O.T. R/W MONUMENT
- FOUND GLO STONE
- FOUND ⅝" IRON ROD
- AREA TO BE ANNEXED
- OTHER LANDS CURRENTLY OUTSIDE OF THE CITY OF CHEYENNE CORPORATE LIMITS (COUNTY)
- LANDS CURRENTLY INCORPORATED WITHIN THE CITY OF CHEYENNE CORPORATE LIMITS
- 100-YEAR FEMA SFHA PER F.I.R.M. PANEL No's 56021C1357F & 56021C1356F

N

500 0 500 1000 1500
Scale: 1" = 500'

ZONING

EXISTING ZONE DISTRICT: COUNTY PUD [SWEETGRASS] / CITY AG – AGRICULTURAL
PROPOSED ZONE DISTRICT: PUD [SWEETGRASS] | PRELIMINARY PUD APPROVED 10/10/16

APPROVAL

Approved by the Council of the City of Cheyenne, Wyoming this 12 day of May, 2018

Mayor

ATTEST: Carmelina Miltenberger, City Clerk

REVISED: 10/20/2017

CERTIFICATE OF SURVEYOR

Professional Land Surveyor JEFFREY B. JONES 5910 WYOMING

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

CITY OF CHEYENNE ORDINANCE # _____

ANNEXATION MAP FOR SWEETGRASS CHEYENNE WYOMING

ORd # 4215

BEING A PORTION OF SECTIONS 8 & 9,
ALL OF THE W½ SECTION 14,
A PORTION OF THE E½E½ OF SECTION 17,
AND ALL OF SECTIONS 15, 16 & 21;
TOWNSHIP 13 NORTH,
RANGE 66 WEST OF THE 6th P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED AUGUST, 2017

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ◦ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ◦ (307) 322-9789
www.SteilSurvey.com ◦ info@SteilSurvey.com

\2016 DWG\16175 SWEETGRASS\ANNEXATION – PLAT – ZC 2017\16175 SWEETGRASS ANNEX.DWG

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