

ORDINANCE NO.

AN ORDINANCE APPROVING AND AUTHORIZING THE EXTENSION OF THE BOUNDARIES OF THE CITY OF GILLETTE, WYOMING, AND ANNEXATION OF A TRACT OF LAND KNOWN AS THE COUNTRY CLUB ISLAND ANNEXATION, ENTIRELY ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARIES OF THE CITY OF GILLETTE, WYOMING, PURSUANT TO W.S. 15-1-404, AND ESTABLISHING AN A, AGRICULTURAL ZONING DISTRICT AN R-S, SUBURBAN RESIDENTIAL ZONING DISTRICT, AND AN R-2, SINGLE AND TWO FAMILY RESIDENTIAL ZONING DISTRICT, SUBJECT TO ALL PLANNING REQUIREMENTS

ANNEXATION PLAT PARCEL LOCATED IN THE SW1/4 OF SECTION 26 AND A PORTION OF THE NW1/4 SECTION 35, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING

WHEREAS, The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming pursuant to Wyoming Statute 15-1-404, knows as the Country Club Island Annexation;

WHEREAS, The Governing Body of the City of Gillette passed and approved Resolution No. 2659 at its regular meeting on May 1, 2018; directing the preparation and distribution of an Annexation Report in accordance with Wyoming Statutes; directing the publication of a public hearing notice, establishing a date for a public hearing at the hour of 7:00 o'clock p.m., on June 5, 2018 in the City Council Chambers, City Hall, Gillette, Wyoming and ordering that Notice be sent to the owners of the tracts described therein;

WHEREAS, a Notice of Hearing in compliance with Wyoming Statutes 15-1-405, was published in the Gillette News Record on May 4, 2018 and May 11, 2018; and the public hearing notice were mailed to the owners of the tracts of land as required by law, by certified mail at least 15 business days prior to the public hearing along with a copy of the Annexation Report pursuant to Wyoming Statutes 15-1-402; the public hearing was held as advertised, on June 5, 2018, in the City Council Chambers, City Hall, Gillette, Wyoming, at which time the City Council did unanimously find that the requirements of Wyoming Statutes 15-1-402, were satisfied and that the area to be annexed is adjacent and contiguous to the corporate limits of the City of Gillette and that said areas should be annexed to the City;

WHEREAS, the City Council did find by Resolution dated May 1, 2018 the necessary tests enunciated by Wyoming Statutes 15-1-402 were satisfied; and that the said Governing Body has determined that the area should be included within the corporate limits of said City of Gillette, Wyoming;

WHEREAS, a Public Hearing for the May 22, 2018 City of Gillette Planning Commission Meeting was duly advertised; and

WHEREAS, the City of Gillette Planning Commission by a majority vote of its members on May 22, 2018 reviewed the request and recommended that the request for Annexation be approved by the Gillette Governing Body and further recommended that the tract to be annexed be zoned R-S, Suburban Residential Zoning District, A, Agricultural Zoning District and R-2, Single and Two Family Residential Zoning District.

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

Section 1. That pursuant to the petition filed with the City Council of the City of Gillette, Wyoming, there is hereby annexed to and included in the boundaries of the City of Gillette, Wyoming, the tract of land more fully described within the Annexation Plat labelled as Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. That all previous Ordinances defining the boundaries of the said City of Gillette, Wyoming, shall be and the same are hereby amended to include the area as

herein described; and all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of any inconsistency.

Section 3. That an area of land known as the Country Club Island Annexation, as shown on the Annexation Plat, known as Exhibit "A". Campbell County, Wyoming is composed of one tract of land. The parcel of land for the Annexation is to be R-S, Suburban Residential Zoning District, A, Agricultural Zoning District and R-2, Single and Two Family Residential Zoning District. The property to be zoned is legally described as follows:

The following property is to be zoned R-S, Suburban Residential District:

Legal Description

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2903 of Photos, Page 219 and Book 2903 of Photos, Page 212 of the Campbell County Clerks records, more particularly described as follows:

Commencing at the intersection point of the north right of way of Country Club Road and the westerly right of way of Butler Spaeth Road, being the beginning of a non-tangent curve concave to the east, monumented by a "X" in concrete and being the point of beginning;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 23°50'13", a radius length of 850.00 feet, an arc length of 353.63 feet, a chord bearing of S13°43'31"W and a chord distance of 351.08 feet to the beginning of a non-tangent curve concave to the east, monumented by an aluminum cap stamped PELS 8663;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 1°19'42", a radius length of 850.00 feet, an arc length of 19.70 feet, a chord bearing of S01°08'33"W and a chord distance of 19.70 feet to a point on said westerly right of way;

Thence continuing along said westerly right of way, S00°00'16"E, 100.21 feet to the beginning of a non-tangent curve concave to the west;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 16°26'55", a radius length of 840.00 feet, an arc length of 241.15 feet, a chord bearing of S08°15'14"W and a chord distance of 240.32 feet to an aluminum cap stamped PELS 8663;

Thence leaving said westerly right of way, N88°10'58"W, 404.38 feet to an aluminum cap stamped PELS 8663;

Thence N01°51'37"E, 359.08 feet to an aluminum cap stamped PELS 8663;

Thence N01°51'37"E, 248.02 feet to an aluminum cap stamped PELS 8663;

Thence S88°05'48"E, 240.50 feet to an aluminum cap stamped PELS 8663;

Thence N20°13'17"W, 115.06 feet to an aluminum cap stamped PELS 8663;

Thence N12°59'48"E, 90.64 feet to a point on the aforementioned south right of way, also being the beginning of a non-tangent circular curve concave to the south, monumented by a "X" in concrete;

Thence along said south right of way, through said curve, with a delta angle of 7°10'15", a radius length of 1811.32 feet, an arc length of 226.69 feet, a chord bearing of S69°43'26"E and a chord distance of 226.54 feet to an aluminum cap stamped PLS 6872;

Thence continuing along said south right of way, S66°08'19"E, 75.63 feet to the point of beginning.

Said parcel of land containing 6.96 Acres, more or less.

As shown on R-S, Suburban Residential Zoning "Exhibit A"

The following property is to be zoned A, Agriculture District:

Legal Descriptions

A parcel located in a portion of the SW $\frac{1}{4}$ of Section 26, T50N, R72W of the 6th P.M., Campbell County, Wyoming as recorded in Book 3059 of Photos, Page 77 of the Campbell County Clerks records, more particularly described as follows:

Commencing at a point on south right of way of Interstate 90, monumented by an aluminum cap stamped PLS 3886 and being the point of beginning;

Thence along said south right of way, S89°59'22"E, 659.94 feet to the beginning of a spiral curve concave to the north, monumented by a WYDOT right of way monument;

Thence continuing along said south right of way, through said spiral curve, with a chord bearing of N88°43'21"E and a chord distance of 400.25 feet to the beginning of a non-tangent circular curve concave to the north, monumented by an aluminum cap stamped RLS 4919;

Thence continuing along said south right of way, through said curve, with a delta angle of 8°55'31", a radius length of 3114.80 feet, an arc length of 485.21 feet, a chord bearing of N82°04'52"E and a chord distance of 484.72 feet to a point on said south right of way, also being a point on the westerly right of way of Butler Spaeth Road, monumented by an plastic yellow cap;

Thence leaving said south right of way, along said westerly right of way, S00°56'08"E, 516.84 feet to a right of way monument stamped 18+00;

Thence continuing along said westerly right of way, N89°00'06"E, 66.46 feet to a plastic yellow cap;

Thence continuing along said westerly right of way, S00°49'42"E, 313.98 feet to an angle point;

Thence continuing along said westerly right of way, S01°18'03"E, 43.22 feet to a point on the north right of way of Boxelder Road;

Thence leaving said westerly right of way, along said north right of way, S89°45'11"W, 830.99 feet to the beginning of a non-tangent circular curve concave to the north;

Thence continuing along said north right of way, through said curve, with a delta angle of 9°33'42", a radius length of 787.77 feet, an arc length of 131.47 feet, a chord bearing of N85°25'58"W and a chord distance of 131.31 feet to a non-tangent circular curve concave to the south;

Thence continuing along said north right of way, through said curve, with a delta angle of 9°33'42", a radius length of 867.77 feet, an arc length of 144.82 feet, a chord bearing of N85°27'58"W and a chord distance of 144.65 feet to a point on said north right of way;

Thence continuing along said north right of way, S89°45'11"W, 510.42 feet to the southwest corner of aforementioned parcel;

Thence leaving said north right of way, along west boundary of said parcel, N00°18'04"W, 781.09 feet to the point of beginning.

Said parcel of land containing 29.07 Acres, more or less.

As shown on A, Agricultural Zoning "Exhibit A"

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, more particularly described as follows:

Commencing at a point on south right of way of Boxelder Road, monumented by an aluminum cap stamped PLS 6872, also being the beginning of a non-tangent circular curve concave to the south and being the point of beginning;

Thence along said south right of way, through said curve, with a delta angle of 9°31'49", a radius length of 787.77 feet, an arc length of 131.03 feet, a chord bearing of S85°27'04"E and a chord distance of 130.88 feet to the beginning of a non-tangent circular curve concave to the north;

Thence continuing along said south right of way, through said curve, with a delta angle of 6°38'02", a radius length of 867.77 feet, an arc length of 100.47 feet, a chord bearing of S83°58'10"E and a chord distance of 100.42 feet to a point on said south right of way, monumented by a plastic yellow cap;

Thence leaving said south right of way, S00°14'59"E, 209.74 feet to a plastic yellow cap;

Thence N89°45'01"E, 208.57 feet to a plastic yellow cap;

Thence N00°14'59"W, 208.57 feet to a point on aforementioned south right of way of Boxelder Road;

Thence along said south right of way, N89°45'11"E, 625.05 feet to a point on the westerly right of way of Butler Spaeth Road;

Thence along said westerly right of way, S00°00'00"E, 89.78 feet to the beginning of non-tangent circular curve concave to the west;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 33°54'51", a radius length of 757.48 feet, an arc length of 448.36 feet, a chord bearing of S17°22'58"W and a chord distance of 441.85 feet to a point on said westerly right of way;

Thence continuing along said westerly right of way, S33°57'07"W, 201.48 feet to the beginning of a non-tangent curve concave to the east, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 0°35'22", a radius length of 850.00 feet, an arc length of 8.75 feet, a chord bearing of S30°40'14"W and a chord distance of 8.75 feet to the north right of way of Country Club Road, monumented by a "X" in concrete;

Thence along said north right of way, N66°08'19"W, 80.71 feet to the beginning of a non-tangent circular curve concave to the south, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said north right of way, through said curve, with a delta angle of 11°12'34", a radius length of 1881.32 feet, an arc length of 368.06 feet, a chord bearing of N71°44'36"W and a chord distance of 367.48 feet to a point on said north right of way, monumented by an aluminum cap stamped PLS 6872;

Thence leaving said north right of way, N00°21'49"E, 210.42 feet to an aluminum cap stamped PLS 584;

Thence N77°49'52"W, 374.35 feet to an aluminum cap stamped PLS 6872;

Thence N07°25'33"W, 6.38 feet to an iron pipe;

Thence S89°53'29"W, 29.88 feet to an aluminum cap stamped PLS 6872;

Thence N00°19'35"E, 261.23 feet to the point of beginning.

Said parcel of land containing 10.19 Acres, more or less.

As shown on A, Agricultural Zoning "Exhibit B"

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, more particularly described as follows:

Commencing at a point on south right of way of Country Club Road, monumented by a "X" in concrete and being the point of beginning;

Thence leaving said south right of way, S12°59'48"W, 90.64 feet to an aluminum cap stamped PELS 8663;

Thence S20°13'17"E, 115.06 feet to an aluminum cap stamped PELS 8663;

Thence N88°05'48"W, 240.50 feet to an aluminum cap stamped PELS 8663;

Thence S01°51'37"W, 248.02 feet to an aluminum cap stamped PELS 8663;

Thence S01°51'37"W, 359.08 feet to an aluminum cap stamped PELS 8663;

Thence S88°10'58"E, 404.38 feet to the beginning of a non-tangent curve concave to the west, being a point on the westerly right of way of Butler Spaeth Road, monumented by an aluminum cap stamped PELS 8663;

Thence along said westerly right of way, through said curve, with a delta angle of 8°04'40", a radius length of 840.00 feet, an arc length of 118.43 feet, a chord bearing of S20°56'53"W and a chord distance of 118.33 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, S24°20'55"W, 208.35 feet to the beginning of a non-tangent circular curve concave to the west, monumented by an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, through said curve, with a delta angle of 23°22'08", a radius length of 947.00 feet, an arc length of 386.25 feet, a chord bearing of S36°02'02"W and a chord distance of 383.58 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, S47°58'16"W, 35.22 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, N42°09'11"W, 44.58 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, S48°06'52"W, 49.97 feet to a bare rebar;

Thence leaving said westerly right of way, N87°49'20"W, 111.29 feet to an angle point;

Thence N00°35'18"W, 476.11 feet to an aluminum cap stamped RLS 2333;

Thence N87°45'28"W, 1552.83 feet to an angle point;

Thence N03°56'58"E, 41.18 feet to an aluminum cap stamped PLS 2883;

Thence N03°44'09"E, 490.22 feet to a bare rebar;

Thence N04°06'40"E, 62.79 feet to an angle point;

Thence N86°02'18"E, 492.34 feet to an angle point;

Thence N86°02'01"E, 409.63 feet to an aluminum cap stamped PLS 584;

Thence S89°49'51"E, 199.69 feet to a bare rebar;

Thence S79°44'03"E, 383.80 feet to a bare rebar;

Thence N00°33'18"E, 413.40 feet to a point on the aforementioned south right of way of Country Club road, monumented by an aluminum cap stamped PLS 6872;

Thence along said south right of way, S77°53'17"E, 297.40 feet to the beginning of a non-tangent curve concave to the south, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said south right of way, through said curve, with a delta angle of 4°34'43", a radius length of 1811.32 feet, an arc length of 144.75 feet, a chord bearing of S75°35'55"E and a chord distance of 144.71 feet to the point of beginning.

Said parcel of land containing 33.97 Acres, more or less.

As shown on A, Agricultural Zoning "Exhibit C"

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, more particularly described as follows:

Commencing at a point on north right of way of Country Club Road, also being the beginning of a non-tangent curve concave to the south, monumented by an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence along said north right of way, through said curve, with a delta angle of 1°42'21", a radius length of 1903.26 feet, an arc length of 56.66 feet, a chord bearing of N82°19'51"W and a chord distance of 56.66 feet to an aluminum cap stamped PLS 6872;

Thence leaving said north right of way, N89°46'56"E, 56.19 feet to an angle point;

Thence S00°15'18"W, 7.78 feet to the point of beginning.

Said parcel of land containing 211 Square Feet, more or less.

As shown on A, Agricultural Zoning "Exhibit D"

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2987 of Photos, Page 71 of the Campbell County Clerks records, more particularly described as follows:

Commencing at a point on south right of way of Boxelder Road, also being the beginning of a non-tangent curve concave to the north, monumented by a plastic yellow cap and being the point of beginning;

Thence along said south right of way, through said curve, with a delta angle of 2°55'51", a radius length of 867.77 feet, an arc length of 44.39 feet, a chord bearing of S88°45'01"E and a chord distance of 44.38 feet to a point on said south right of way;

Thence continuing said south right of way, N89°45'11"E, 164.20 feet to a point on said south right of way;

Thence leaving said south right of way, S00°14'59"E, 208.57 feet to a plastic yellow cap;

Thence S89°45'01"W, 208.57 feet to a plastic yellow cap;

Thence N00°14'59"W, 209.74 feet to the point of beginning.

Said parcel of land containing 1.00 Acre, more or less.

As shown on A, Agricultural Zoning "Exhibit E"

The following property is to be zoned R-2, Single and Two Family Residential Zoning District:

Legal Descriptions

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 282 of Photos, Page 274 of the Campbell County Clerks records, more particularly described as follows:

Commencing at a point on north right of way of Country Club Road, monumented by an aluminum cap stamped PLS 3886 and being the point of beginning;

Thence leaving said north right of way, N00°20'15"E, 188.21 feet to an aluminum cap stamped PLS 6872;

Thence N89°53'29"E, 104.30 feet to an aluminum cap stamped PLS 6872;

Thence N89°53'29"E, 29.88 feet to an iron pipe;

Thence S07°25'33"W, 6.38 feet to an aluminum cap stamped PLS 6872;

Thence S77°49'52"E, 374.35 feet to an aluminum cap stamped PLS 584;

Thence S00°21'49"W, 210.42 feet to the beginning of a non-tangent curve concave to the south, also being a point on the aforementioned north right of way, monumented by an aluminum cap stamped PLS 6872;

Thence along said north right of way, through said curve, with a delta angle of 0°32'24", a radius length of 1881.32 feet, an arc length of 17.73 feet, a chord bearing of N77°37'05"W and a chord distance of 17.73 feet to an aluminum cap stamped PLS 6872;

Thence continuing along said north right of way, N77°53'17"W, 492.71 feet to the point of beginning.

Said parcel of land containing 2.39 Acres, more or less.

As shown on R-2, Single and Two Family Residential Zoning "Exhibit A"

A parcel located in a portion of the NW¼ of Section 35, T50N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2654 of Photos, Page 485 and Book 340 of Photos, Page 493 of the Campbell County Clerks records, more particularly described as follows:

Commencing at a point on south right of way of Country Club Road, monumented by a bare rebar, also being the beginning of a non-tangent circular curve concave to the south and being the point of beginning;

Thence along said south right of way, through said curve, with a delta angle of 6°16'54", a radius length of 1834.78 feet, an arc length of 201.16 feet, a chord bearing of S84°15'12"E and a chord distance of 201.06 feet to an iron pipe;

Thence continuing along said south right of way, S77°52'44"E, 388.60 feet to an aluminum cap stamped PLS 6872;

Thence leaving said south right of way, S00°33'18"W, 410.42 feet to a bare rebar;

Thence N79°44'03"W, 383.80 feet to a bare rebar;

Thence N89°49'51"W, 199.69 feet to an aluminum cap stamped PLS 584;

Thence N00°10'23"E, 443.14 feet to the point of beginning.

Said parcel of land containing 5.63 Acres, more or less.

As shown on R-2, Single and Two Family Residential Zoning "Exhibit B"

Section 4. That the Annexation Plat of the County Club Island Annexation, Campbell County, Wyoming as prepared by Sheila M. Slocum, signed by Sheila M. Slocum, Registered Land Surveyor, Wyoming Registration No. 15542, is made a part hereof and incorporated herein by this reference and is hereby approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2018.

CITY OF GILLETTE, WYOMING

Louise Carter-King, Mayor

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

Publication Date:

State of Wyoming)
) ss.
County of Campbell)

On this ____ day of _____, 2018, before me personally appeared Louise Carter-King, to me personally known, who being by me duly sworn, did say that she is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Louise Carter-King acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires:
