

VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked
- PELS 10052
- Found existing property corner
- Subdivision Boundary
- Interior Lot Lines
- Utility Easements (UE)
- Concrete walks, driveways, structures
- Fence lines
- Water lines
- Sanitary Sewer lines and manhole
- Original Plat Lot Lines
- Proposed Water Line
- Proposed Water Curb Stop
- Proposed Sanitary Sewer
- Proposed Sewer Cleanout
- Overhead Power & Pole
- Underground Gasline

REPLAT INFORMATION:

5 LOTS - 22,498 SF (0.52 AC.)
ZONE COMMERCIAL

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2025.

Mayor

City Clerk

CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____, on the ____ day of ____, 2025 and is duly recorded in Plat Cabinet ____, Page ____, No. ____

Clerk

Deputy Clerk

CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2025.

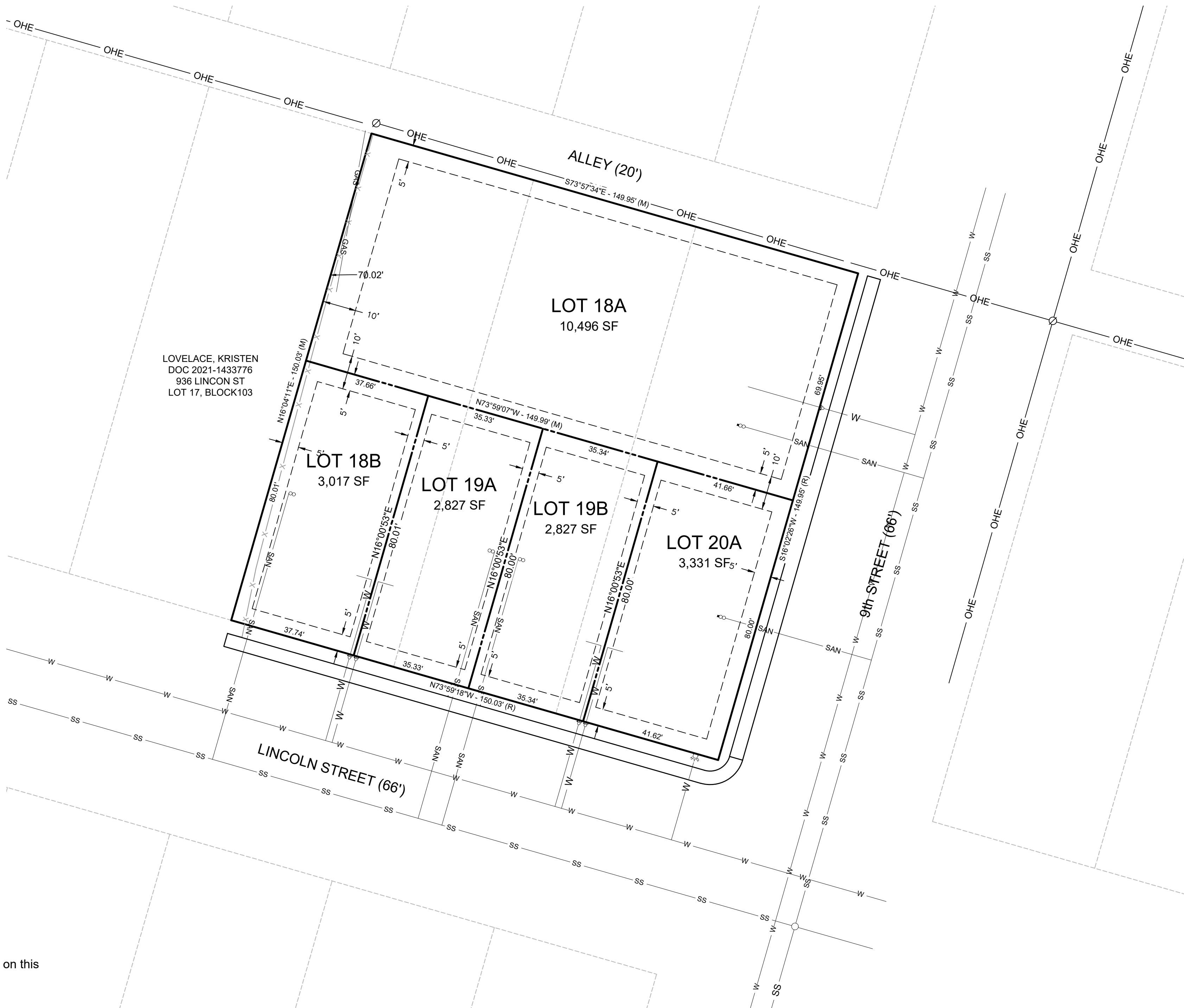
City Engineer

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2025.

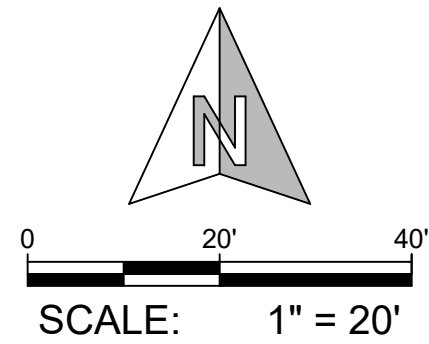
Chairman

EARL & FARLOW ADDITION
BLOCK 103
LOTS 18, 19, & 20 RE-PLAT
TO THE CITY OF LANDER
SECTION 18, T33N, R99W, 6th PM
FREMONT COUNTY, WY
FOR AGENCY REVIEW



NOTES:

- Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
- All bearings and distances shown on this plat are as measured.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that Wade T. Alexander and Robyn E. Alexander, being the owners of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the Earl and Farlow Addition, Block 103, Lots 18, 19, and 20 Re-plat to the City of Lander, is located in the NW1/4NW1/4 of Section 18, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming and is more particularly described as follows:

Beginning at Corner No. 1 which is the said Southeast Corner of Lot 20, Block 103, thence proceed along the south line of said Lots 18, 19, and 20 to the southwest corner of Lot 18, Block 103 S73°59'18"W, a distance of 150.03 feet to Corner No. 2;
Thence N16°04'11"E, a distance of 150.03 feet along the west line of said Lot 18 to the northwest corner of Lot 18 being Corner No. 3;
Thence S73°57'34"E, a distance of 149.95 feet, along the north line of said Lots 18, 19, and 20 to the northeast corner of Lot 20 being Corner No. 4;
Thence S16°02'26"W, a distance of 149.95 feet along the east line of Lot 20 to the Point of Beginning of this description.

Said parcel contains 22,498 square feet or 0.52 acres, more or less.

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners, and proprietors, and that this is a correct plat of the area as it is divided into lots and easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Lander, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as already otherwise dedicated for public use.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

EXECUTED this ____ day of ____, 2025

Wade T. Alexander (owner)

Robyn E. Alexander (owner)

STATE OF WYOMING }
COUNTY OF FREMONT } SS.

The foregoing dedication was acknowledged before me, a Notary Public in and for the State of Wyoming, by Wade T. Alexander and Robyn E. Alexander, this ____ day of ____, 2025.

By: _____

Witness my hand and official seal

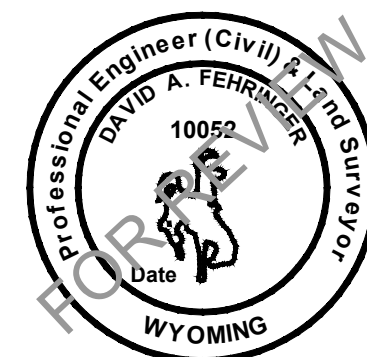
My commission expires _____

EXECUTED this ____ day of ____, 2025

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, complete, and correct representation of the EARL & FARLOW ADDITION, BLOCK 103, LOTS 18, 19, & 20 RE-PLAT, SECTION 18, T33N, R99W, 6th PM, TO THE CITY OF LANDER, FREMONT COUNTY, WYOMING; as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Lander regulations governing the subdivision of land.

David A. Fehringer, PELS 10052



FREMONT
ENGINEERING | SURVEYING

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LANDER, WY 82520

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