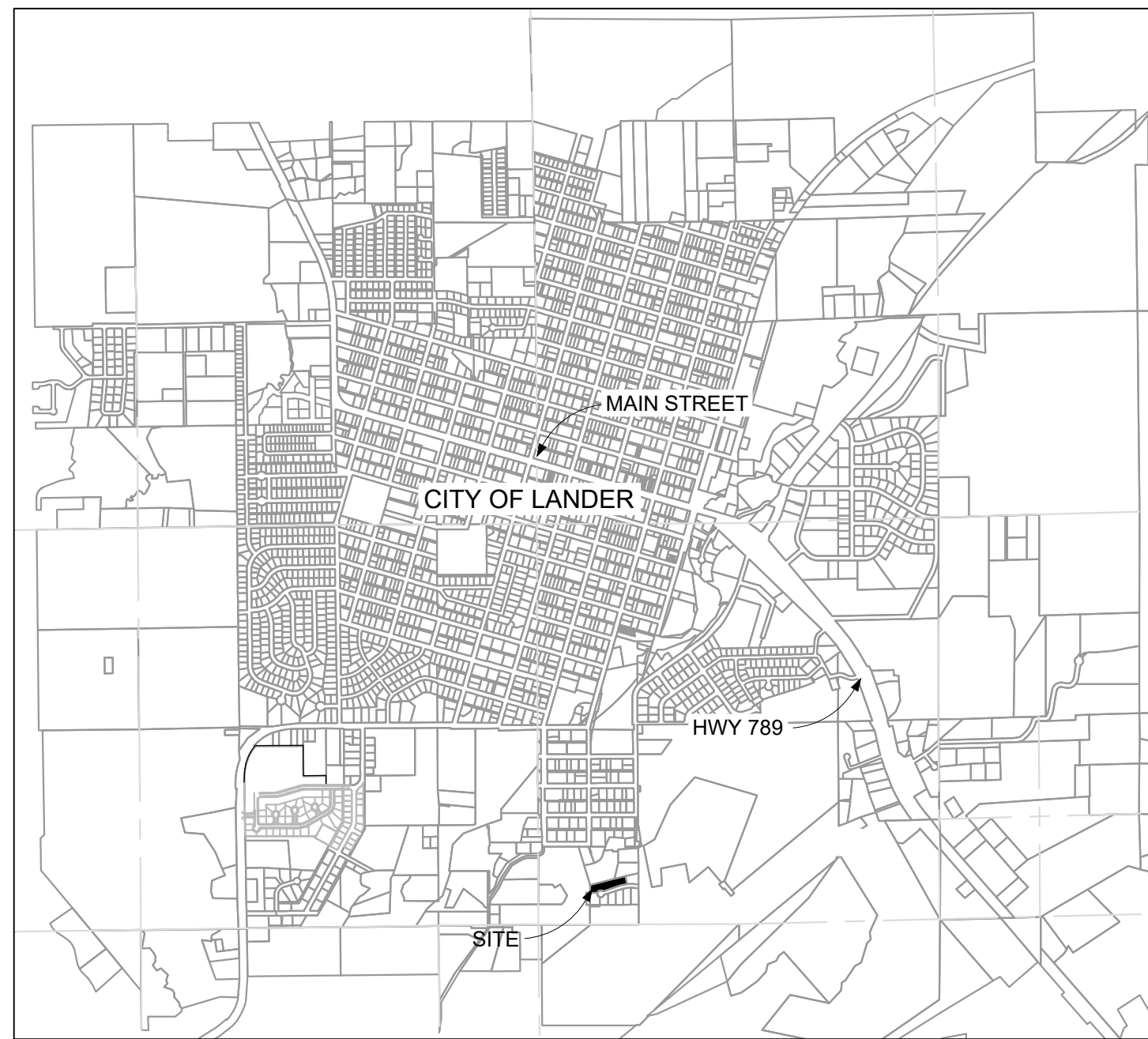
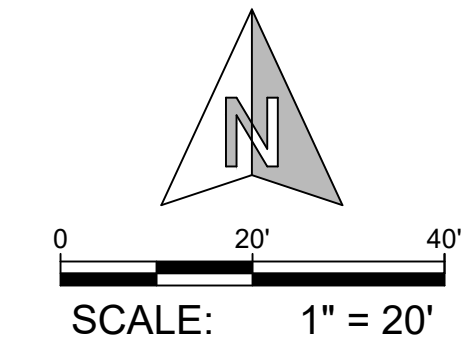


HIGHLAND ESTATES SUBDIVISION TO THE CITY OF LANDER BLOCK 1, LOTS 4-5 RE-SUBDIVISION

SW1/4NE1/4
SECTION 19, T33N, R99W, 6th PM
FREMONT COUNTY, WY



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND:**
- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked PELS 10052 ⊙
 - Set Property Corner - Magnetic nail & washer ⊙
 - Found 2" Aluminum Cap ⊙
 - Found #5 Rebar ⊙
 - Subdivision Boundary — — — — —
 - Utility Easements - - - - -
 - Concrete walks, driveways, structures — — — — —
 - Fence lines x x x x x
 - (R) Record bearing and distance
 - (M) Measured bearing and distance

RE-PLAT INFORMATION:
4 LOTS - 32,834SF (0.75 AC.)
ZONE R5

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

PLANNING COMMISSION CERTIFICATE:

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

Chairman

CITY ENGINEER CERTIFICATE:

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

City Engineer

TIPTON, III HARRY B & TIPTON, SALLY
GRANT & LEGERSKI, DONALD L & JUDITH A



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that JOSEPH DYER, being the owner of Lots 4 and 5, Block 1, Highland Estates Subdivision, Lander, WY, as recorded in Doc 2025-1462716 on March 7, 2025:

That the foregoing plat designated as HIGHLAND ESTATES SUBDIVISION, BLOCK 1, LOTS 4 AND 5 RE-PLAT, City of Lander, County of Fremont, State of Wyoming and do hereby grant to the city, and its licenses for perpetual use, all streets, alleys, easements, and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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 and hereafter generally utilized by the public.

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

EXECUTED this ____ day of _____, 2025

Joseph Dyer

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me this ____ day of _____, 2025, by Joseph Dyer.
Witness my hand and official seal:

By: _____
Notary Public

My commission expires _____

NOTES:

1. 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.
2. Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R)
3. The purpose of this plat is to re-plate Lots 4 and 5 of Highland Estates Subdivision as shown hereon

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 Highland Estates Subdivision, To the City of Lander, Block 1, Lots 4 and 5 Re-subdivision, City of Lander, Fremont County, Wyoming; that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lot and streets of said subdivision to the best of my knowledge.



155 N 1ST ST., STE A
LANDER, WY 82520

307.206.1007 | FREMONTSURVEYING.COM

Z:\PROJECTS\2025 SURVEYING\S25-064_DYER\DWG\DYER2.dwg SAVED DATE: 2025-08-29 11:55 USER: feg