

Review Date: 2025-12-02

PLAT OF:

FELIX ADDITION

located in the:
NW1/4SE1/4, Sec. 7, T33N, R99W. 6th P.M.
CITY OF LANDER, WY



LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Subdivision of two Lots - 210,185 square feet (4.82 Acres)
Zoned: R-3

SUBDIVIDER INFORMATION

Sara K. and Johnnie W. Felix, 1255 N. 6th Street, Lander, WY 82520
described as: Tract within the NW1/4SE1/4 of Section 7, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, per record in Document 2024-1457471.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the
day of _____, 2025.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the
day of _____, 2025.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of
_____, 2025.

Mayor

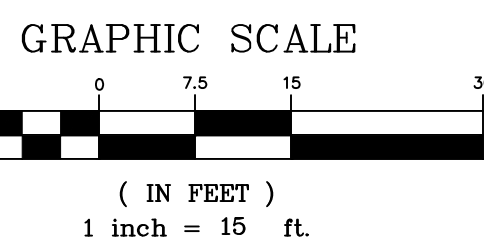
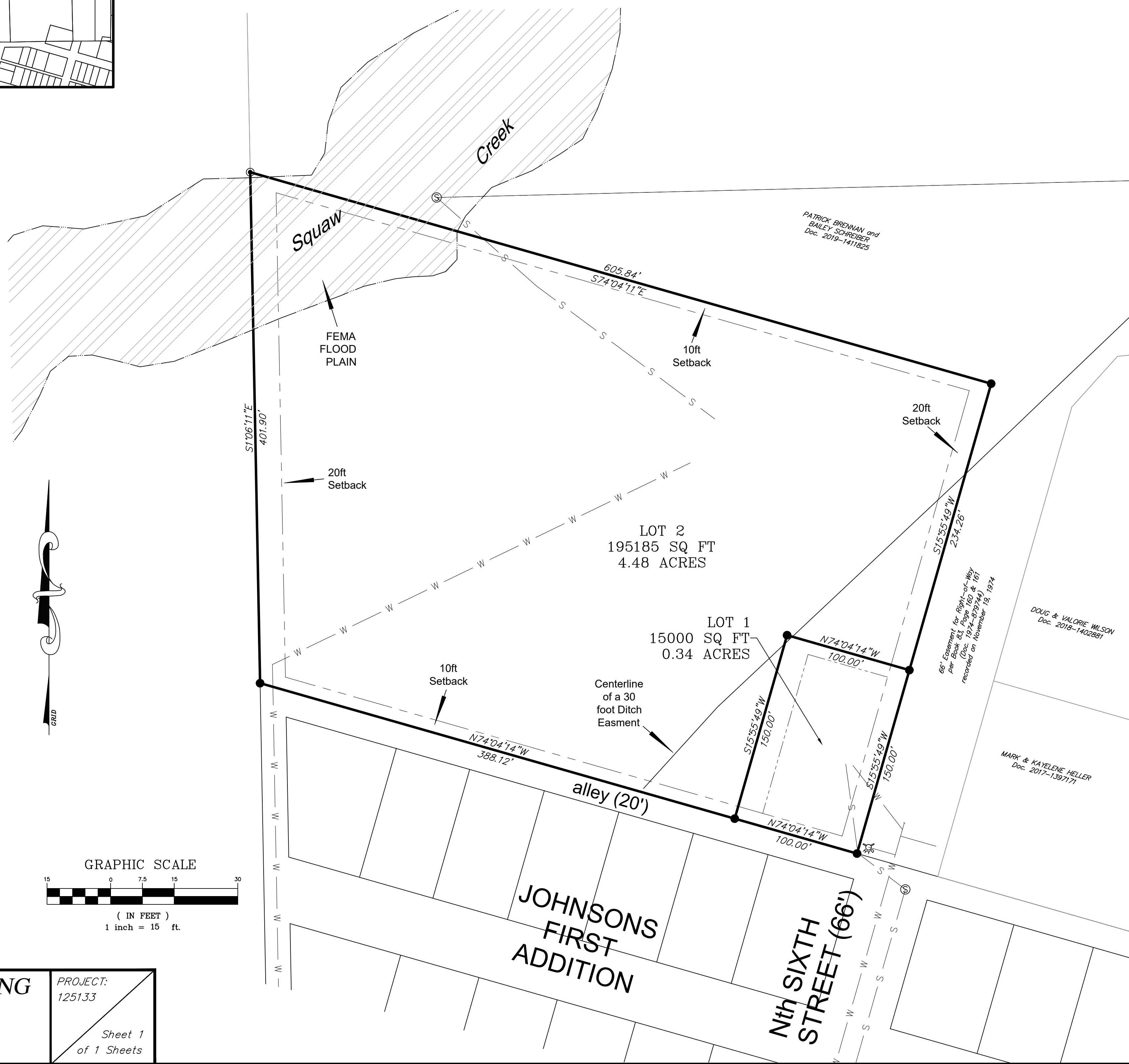
City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Felix Addition, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____ o'clock _____ M., on the _____ day of _____, 2025, and is duly recorded in Plat Cabinet _____, page _____, Document No. _____

Clerk & Recorder

Deputy



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Sara K. Felix and Johnnie W. Felix, Trustees of the Sara K. Felix and Johnnie W. Felix Revocable Living Trust, Dated July 24, 2024. As recorded in Document 1994-1153169 on May 12, 1994 and Document 2024-1457471 on July 31, 2024. More particularly described as follows:

A tract of land in the NW1/4SE1/4 of Section 7, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming. Beginning at Corner No. 1, the Northwest corner of said NW1/4SE 1/4 (Center one-quarter corner of Section 7); thence proceed S. 74°00' E. a distance of 605.75 feet, more or less, to Corner No. 2 which corner is on the West Side of Sixth Street projected; thence proceed S. 16°00' W. along the West side of Sixth Street projected a distance of 384.26 feet to Corner No. 3; thence proceed N. 74°00' W. a distance of 488.12 feet, more or less, to Corner No. 4 which corner is on the West line of said NW1/4SE1/4 and bears N. 1°02' W. a distance of 935.28 feet from the South one-sixteenth c-c corner of said Section 7; thence proceed N. 1°02' W. along the West line of said NW1/4SE1/4 a distance of 401.87 feet, more or less. To Corner No. 1, the point of beginning hereinbefore mentioned.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as the Felix Addition, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public 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 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.

Sara K. Felix, trustee

Johnnie W. Felix, trustee

Trustees of the Sara K. Felix and Johnnie W. Felix Revocable Living Trust

STATE OF WYOMING) s.s.
COUNTY OF FREMONT)

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Sara K. Felix and Johnnie W. Felix, Trustees of the Sara K. Felix and Johnnie W. Felix Revocable Living Trust, Witness my hand and official seal:

My commission expires: _____

Notary Public

PLAT NOTES

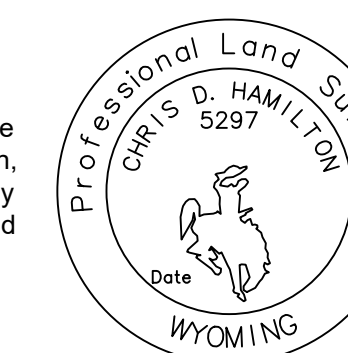
- 1. Per zone requirements for Zone R-3, Corner front setback is 20 feet, Side setback is 10 feet, Rear setback is 20 feet, and are shown on this plat.
2. Access to both lots is from the extension of North Sixth Street per record easement in Document 1974-879744.
3. The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Felix Addition, that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this _____ day of _____, 2025.



unless signed and dated upon face of seal this is a preliminary plat

BOUNDARY LEGEND:

- ◆ = ORIGINAL GLO STONE CORNER
⊙ = HIGHWAY RIGHT-OF-WAY MONUMENT
⊕ = BENCHMARK OR CONTROL MONUMENT
⊙ \$ = PIPE (SIZE DENOTED)
⊙ = T-BAR WITH CAP / 3/4" ALUM. CAP ON 5/8" POST
⊙ = 1/2 INCH REBAR
⊙ = 5/8 INCH REBAR
⊙ = 3/4 INCH REBAR
⊙ = 3.2" BRASS CAP ON 2.5" PIPE
⊙ = 2.5" BRASS CAP ON 1.0" PIPE
⊙ = 2.0" BRASS CAP ON 5/8" ROD
⊙ = 3.2" ALUM. CAP ON 2.5" PIPE
⊙ = 2.5" ALUM. CAP ON 5/8" REBAR
⊙ = 2.0" ALUM. CAP ON 5/8" REBAR
⊙ = 1.5" ALUM. CAP ON 5/8" REBAR
⊙ = 1.5" PLASTIC CAP ON 5/8" REBAR
○ = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- - - = EASEMENT LINE
-α- = ELECTRIC (Overhead)
-ε- = ELECTRIC (Buried)
-UT- = TELEPHONE (Cable)
- - - = FENCE LINE
- - - = SEWER LINE
- - - = WATER LINE (approx.)
⊙ = ELECTRIC POLE
⊙ = ELECTRIC LIGHTS
⊙ = ELECTRIC PEDESTAL
⊙ = SEWER MANHOLE
⊙ = STORM SEWER MH
⊙ = SEWER CLEANOUT
⊙ = FIRE HYDRANT
⊙ = WATER VALVE
⊙ = WATER CURB STOP
⊙ = TELEPHONE PEDESTAL



HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

PROJECT: 125133
Sheet 1 of 1 Sheets