CERTIFICATE OF OWNERSHIP AND DEDICATION:
Know all men by these presents that:

Charles F. Carper and Lucinda Carper, Co-Trustees of the Carper Family Living Trust Dated September 6, 2019 having an equitable interest in all real property described as follows: Lot 6, Lane Subdivision, as recorded in QCD 2019-1412705 and as described in the Lane Subdivision Tract 3A and Tract 5 Replat as recorded in Plat Cabinet 8 Page 191, located in the SW¼NE¼, Section 13, Township 33 North, Range 100 West, 6th P.M., Fremont County, Wyoming, as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner(s) and proprietor(s); containing 6.33 total acres, more or less, in tracts or lots; have by these presents laid out, and surveyed as Lane Subdivision Lot 6, Re-subdivision, in the County of Fremont, State of Wyoming; and do hereby designate for private use the streets shown hereon and reserve perpetual public easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designed on this plat. The Fremont County Commissioners are in no way obligated to maintain the indicated roads or accept them as county roads nor is the Subdivider relieved of the obligation to construct such road or roads according to the requirements of the Fremont County Subdivision Regulations. The above and foregoing subdivision as it appears on this plat is with free consent and in accordance with the desires of the undersigned owners and hereby releases and waives 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

_____ _____
Charles F. Carper, Co-trustee
Carper Family Living Trust
Dated September 6, 2019

_____
Lucinda Carper, Co-trustee
Carper Family Living Trust
Dated September 6, 2019

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing dedication was acknowledged before me by Charles F. Carper and Lucinda Carper, co-trustees of the Carper Family Living Trust dated September 6, 2019 this _____ day of _____, 2025.

By: _____

Witness my hand and official seal

My commission expires _____

COUNTY PLANNING COMMISSION CERTIFICATE:
This plat approved by the Fremont County Planning Commission on this _____ day of _____ 2025.

_____
Chairman

COUNTY COMMISSIONER'S CERTIFICATE:

This plat of LANE SUBDIVISION, LOT 6 RE-SUBDIVISION, Fremont County, State of Wyoming is hereby approved by the Board of County Commissioners of Fremont County, Wyoming this _____ day of _____, 2025 for filing with the Clerk and Recorder of Fremont County subject to the provision that approval in no way obligates Fremont County for financing or constructing any of the improvements on lands, streets easements or other public or common areas.
Dated this _____ day of _____, 2025.

_____
Chairman

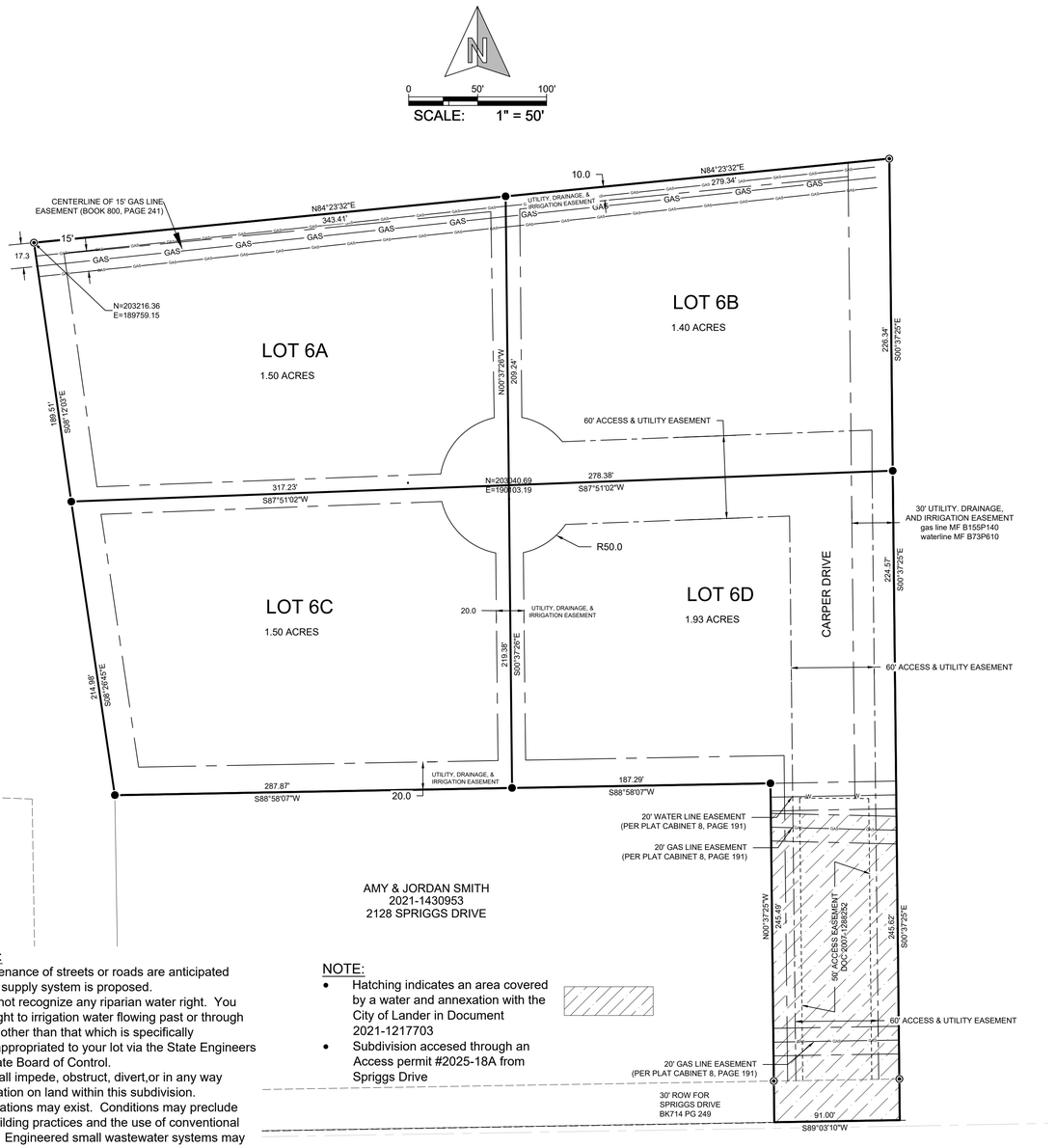
Witness my hand and seal of the County of Fremont this ___ day of _____ 2025.

ATTEST: _____
County Clerk and Recorder

FREMONT
ENGINEERING | SURVEYING

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

307.206.1007 | FREMONTSURVEYING.COM



NOTE:
- Hatching indicates an area covered by a water and annexation with the City of Lander in Document 2021-1217703
- Subdivision accesed through an Access permit #2025-18A from Spriggs Drive

GENERAL NOTES:
- No public maintenance of streets or roads are anticipated
- No public water supply system is proposed.
- State law does not recognize any riparian water right. You shall have no right to irrigation water flowing past or through this subdivision other than that which is specifically adjudicated or appropriated to your lot via the State Engineers Office or the State Board of Control.
- No lot owner shall impede, obstruct, divert,or in any way pollute any irrigation on land within this subdivision.
- Severe soil limitations may exist. Conditions may preclude conventional building practices and the use of conventional septic systems. Engineered small wastewater systems may be required.
- A Twenty feet (20') Utility Easement is provided along all lot boundaries unless stipulated otherwise on this plat
- The Bearings on this plat are based upon NAD83 West Central Zone of the Wyoming State Plane Coordinate System.
- Lands shown hereon may be subject to an utility easement as recorded January 31, 1955 in Misc. Book 40, Page 369 & November 3, 1980 in warranty deed MF Book 143, Page 107. The location of said easement cannot be identified with the descriptions provided in said documents.
- Lands are subject to a power line easement recorded May 23, 1958, in Misc. Book 46, Page 135. Document provides for an easement along a route staked by the Grantee and should coincide with existing lines in the area which are covered by easements shown on this map.
- Utilities may exist which are not evident on the ground or in the public record.
- The surface estate of the land to be subdivided is subject to full and effective development of the mineral estate.
- bearings and distances are measured from the field survey

CLERK OR RECORDERS CERTIFICATE:
This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock ___,M on the _____ day of _____, 2025 and is duly recorded in Plat Cabinet ____, Page ____. and as Document No_____

_____ _____ _____
Clerk and recorder Deputy Clerk

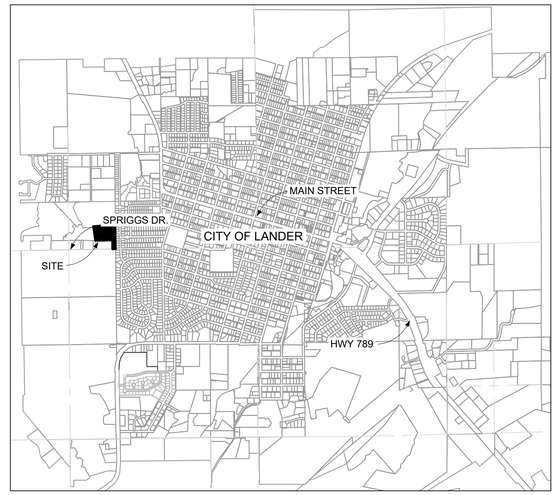
CITY PLANNING COMMISSION CERTIFICATE:
This plat approved by the City Of Lander Planning Commission on this _____ day of _____ 2025.

_____
Chairman

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Lander on this _____ day of _____ 2025.

_____
Mayor

_____
City Clerk



VICINITY MAP
SCALE 1"=2000'

LEGEND:
- Found 3.5" Brass Cap PLSS Corner
- Found 2" Property Corner
- Set Property Corner - 1-1/2" Aluminum cap marked PELS10052
- Set 30' Witness Corner (or as noted)
- Lot lines
- Easements

IRRIGATION DEVELOPMENT & OPERATION PLAN:
All lots within the Re-subdivision have irrigated rights through the Chalmers and Fogg Ditch terr. Proof 1284, priority of Spring 1879.
Lots within this replat will receive water from the Chalmers and Fogg ditch system. Water will be delivered through said ditch and will be distributed by gravity means. Normal water delivery may fluctuate due to drought, weather, ditch maintenance, etc.

No lot may discharge water onto another lot except to drainage easements shown (and existing draws).
LOT 6A containing 1.50 acres
LOT 6B containing 1.40 acres
LOT 6C containing 1.50 acres
LOT 6D containing 1.93 acres

CERTIFICATE OF SURVEYOR
I, David A. Fehringer, of Lander, Wyoming do hereby certify this plat of LANE SUBDIVISION, LOT 6 RE-SUBDIVISION in the county of Fremont, State of Wyoming, is laid out, platted, dedicated and shown heron, and correctly shows the location and dimension of lots and easements and roads of said subdivision as the same are staked upon the ground, as acknowledged hereon.

Professional Engineer (Civ / Pls Surveyor)
DAVID A. FEHRINGER
FOR REVIEW
WYOMING

LANE SUBDIVISION, LOT 6 RE-SUBDIVISION
LOCATED IN
SW¼NE¼ OF SECTION 13,
T33N, R100W, 6th PM
FREMONT COUNTY, WY

Z:\PROJECTS\2025 PROJECTS\SURVEYING\S25-050_CARPER- SPRIGGS\DWG\CARPER-SPRIGGS.dwg SAVED DATE 2025-10-23 13:35 USER: fes