



SCALE: 1"=1000'

This Plat approved by the City of Lander Director of Public Works this _____ day of _____, 2022.

Signature _____

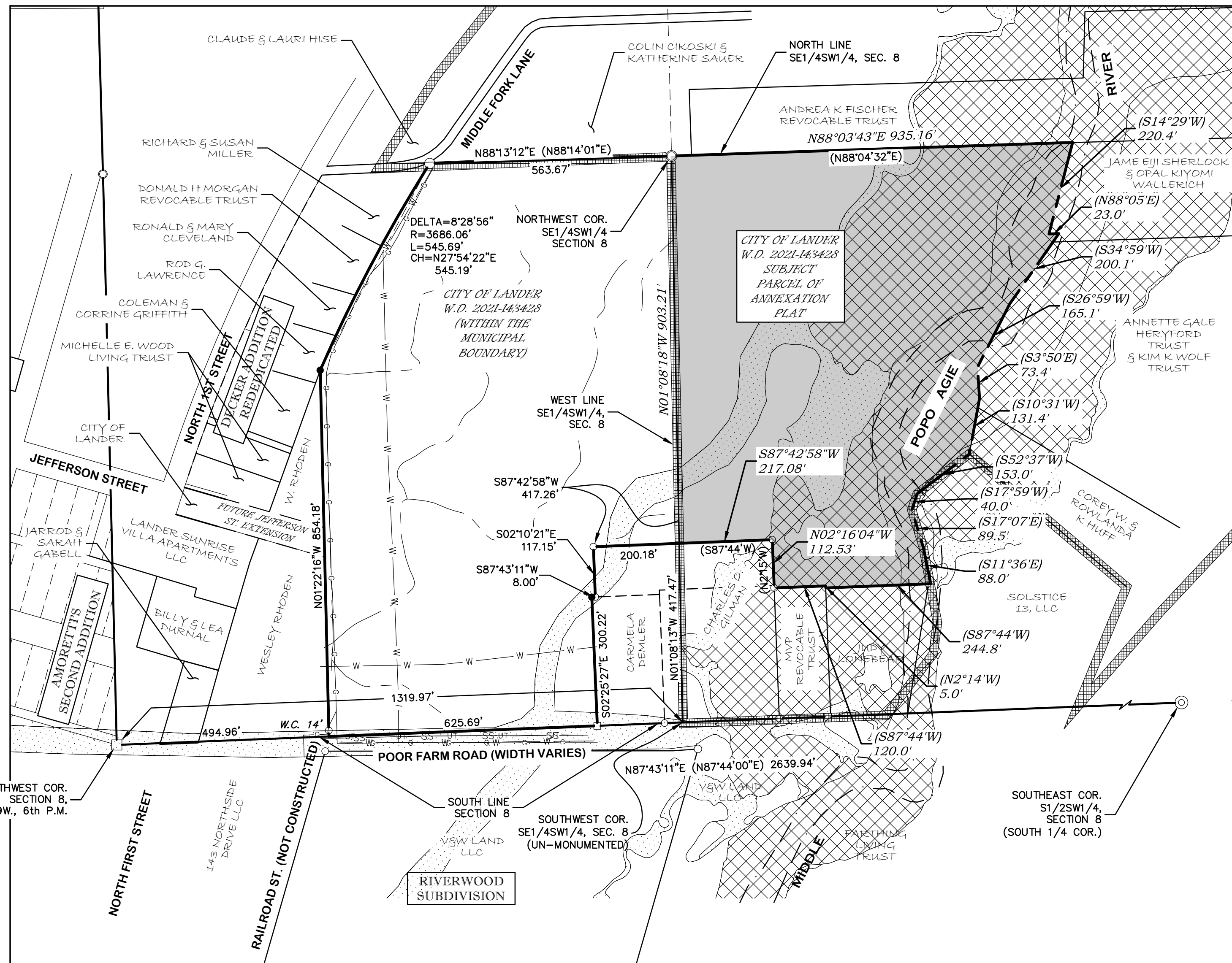
This Annexation Plat approved by the City of Lander Planning Commission this _____ day of _____, 2022.

Chairperson Signature _____ Secretary Signature _____










This Annexation and Rezoning Plat approved by the City Council of Lander, Wyoming this _____ day of _____, 2022.

Monte Richardson, Mayor

Rochelle Fontaine, City Clerk



- - 1-1/2" DIA. ALUMINUM CAP AND 5/8"x24" REBAR SET, INSCRIBED PLS 8972
- ⊙ - EXISTING 2" DIA. BRASS CAP MONUMENT
- - EXISTING 2-1/4" IRON PIPE MONUMENT (DESCRIBED AS BRASS CAP IN SURVEY RECORDS)
- - EXISTING 1-1/2" DIA. REBAR
- - EXISTING ALUMINUM CAP
- - EXISTING REBAR MONUMENT
- () - DENOTES BEARING RELATIVE TO RECORD BASIS OF BEARING, USING SOUTH LINE OF SW1/4, SEC. 8 AS BASIS REFERENCE LINE

 — EXISTING WATER LINE
  — EXISTING BURIED TELEPHONE LINE
 — EXISTING SANITARY SEWER LINE
  — EXISTING IRRIGATION DITCH
 — EXISTING NATURAL GAS LINE
 — DENOTES PROPERTY TO BE ANNEXED INTO THE CITY OF LANDER, BY THIS PLAT
 — DENOTES CURRENT CORPORATE LIMITS OF LANDER, WYOMING
 — DENOTES FEMA FLOOD PLAIN ZONE-AE AND FLOODWAY-POPO AGIE RIVER (SEE FEMA MAPPING)
 — DENOTES FEMA FLOOD PLAIN ZONE-X WITHIN A 0.2% ANNUAL CHANCE FLOOD (SEE FEMA MAPPING)

This plat was filed in the office of Clerk and Recorder of
Fremont County at _____ o'clock _____ M., on the _____ day
of _____, 2022, and is duly recorded in Plat
Cabinet _____, page _____,
Document No. _____.

Julie Freese
County Clerk and Recorder

Signature
Deputy County Clerk and Recorder

1. PUBLIC ACCESS TO THE POPO AGIE RIVER PARK TO BE VIA POOR FARM ROAD AND A FUTURE EXTENSION OF JEFFERSON STREET AS SHOWN HEREON.
2. SOME ELEMENTS OF THIS MAP ARE FROM PUBLICLY AVAILABLE GIS DATA (SHAPEFILES)
3. THE WATER LINES CROSSING THIS PROPERTY ARE SHOWN USING A COMBINATION OF CITY OF LANDER UTILITY MAPPING AND LOCATES MARKED ON THE GROUND.
4. A SURVEY, DATED AUGUST 25, 2020, BY DAN HART AND ATTACHED TO THE WARRANTY DEED DOCUMENT NO. 2021-1434288 WAS REFERENCED FOR THIS PLAT, AND THE BOUNDARY AGAINST THE POPO AGIE RIVER, AND WITHIN THE RIVER FLOOD PLAIN, WAS NOT RETRACED ON THE GROUND DUE TO THE RECENT DATE OF THE HART SURVEY.
5. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 WYOMING STATE PLANE COORDINATE SYSTEM, WEST CENTRAL ZONE. THE RECORD BASIS OF BEARING NOTED HEREON IS AS USED BY HART IN 2020 AND IS RELATIVE TO A BEARING OF S87°44'W BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 8.
6. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS, MAPS No. 56013C3378E, AND 56013C3379E, BOTH DATED SEPT 16, 2011, ON FILE WITH THE CITY OF LANDER, LAND AREAS WITHIN THIS SUBDIVISION INCLUDE LANDS CLASSIFIED AS ZONE AE--A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED, AND ZONES X--AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OVERVIEW:

21.86 ACRES WITHIN CITY LIMITS ZONED R-5 TO BE REZONED P-L

16.57 ACRES IN FREMONT COUNTY TO BE ANNEXED INTO THE CITY OF
LANDER AND ZONED P-L

38.43 ACRES TOTAL

Know all men by these presents that The City of Lander, Fremont County, Wyoming is the owner in fee simple of all that property described a Warranty Deed recorded in the office of the Fremont County Clerk and Recorded as Document No. 2022-1434288, and that only a portion of that property is within the municipal boundary of the City of Lander, it is desired by the owner that this property be annexed into the City of Lander. The description of the parcel for annexation is as follows:

A parcel of land located in the SE1/4SW1/4, Section 8, T.33N., R.99W., 6th P.M., Fremont County, Wyoming, more particularly described as follows:

Commencing at the southwest corner of said Section 8; thence N87°43'11"E, along the south line of said Section 8, 1319.97 feet to the southwest corner of said SE1/4SW1/4; thence N01°08'13"W, along the west line of said SE1/4SW1/4, 417.47 feet to the point of beginning of this description; thence continue N01°08'13"W, along said west line, 903.10 feet to the northwest corner of said SE1/4SW1/4, thence N88°03'43"E, along the north line of said SE1/4SW1/4, 935.16 feet; thence S14°29'W 220.4 feet; thence N88°05'E 23.0 feet; thence S34°59'W 200.1 feet; thence S26°59'W 165.1 feet; thence S03°50'E 73.4 feet; thence S10°31'W 131.4 feet; thence S52°37'W 153.0 feet; thence S17°59'W 40.0 feet; thence S17°07'E 89.5 feet; thence S11°36'E 88.0 feet; thence S87°44'W 244.8 feet; thence N02°14'W 5.0 feet; thence S87°44'W 120.0 feet; thence N02°16'04'W 112.53 feet; thence S87°42'58"W 217.08 feet more or less to the point of beginning of this description containing 16.57 acres more or less.

Said owners do hereby certify that the subject property of this Annexation and Rezoning Plat is accurately described hereon, That this annexation 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 owners and proprietors, and that this is a correct plat of the area

Witness my hand this _____ day of _____, 2022.

Monte Richardson, Mayor

Attest:

Rochelle Fontaine, City Clerk

STATE OF WYOMING } S.S.
COUNTY OF FREMONT }

This Instrument was acknowledged before me on _____, 2022.
Witness my hand and official seal.

Notary Public

My commission expires

STATE OF WYOMING }
COUNTY OF FREMONT } S.S.

I, Thomas A. Johnson, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat was made from information obtained from public records, and from a survey of the subject property, and that the lands proposed to be annexed to the City of Lander, Fremont County, Wyoming are correctly shown hereon.

In witness whereof I have set my hand and seal this _____ day of _____, 2022.

Thomas A. Johnson, PLS No. 8972

*ANNEXATION AND REZONING
PLAT OF
POPO AGIE RIVER PARK
LOCATED IN:
THE S1/2SW1/4, SECTION 8,
T.33N., R.99W., 6th P.M.,
FREMONT COUNTY, WYOMING*