

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 1-1/2" Aluminum Cap PLS 6048
 - PLSS section corner/WYDOT monument
 - Subdivision Boundary
 - Utility Easements
 - Concrete walks, driveways, structures
 - Fence lines
 - Area to be annexed

RE-PLAT INFORMATION:
1 LOT - 106,632 SF (2.45 AC.)
ZONE R2

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2023

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 ____ 2023 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 ____ 2023.

Chairman

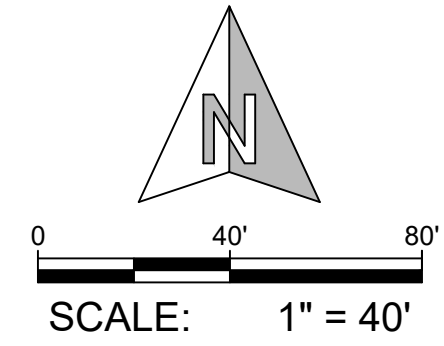
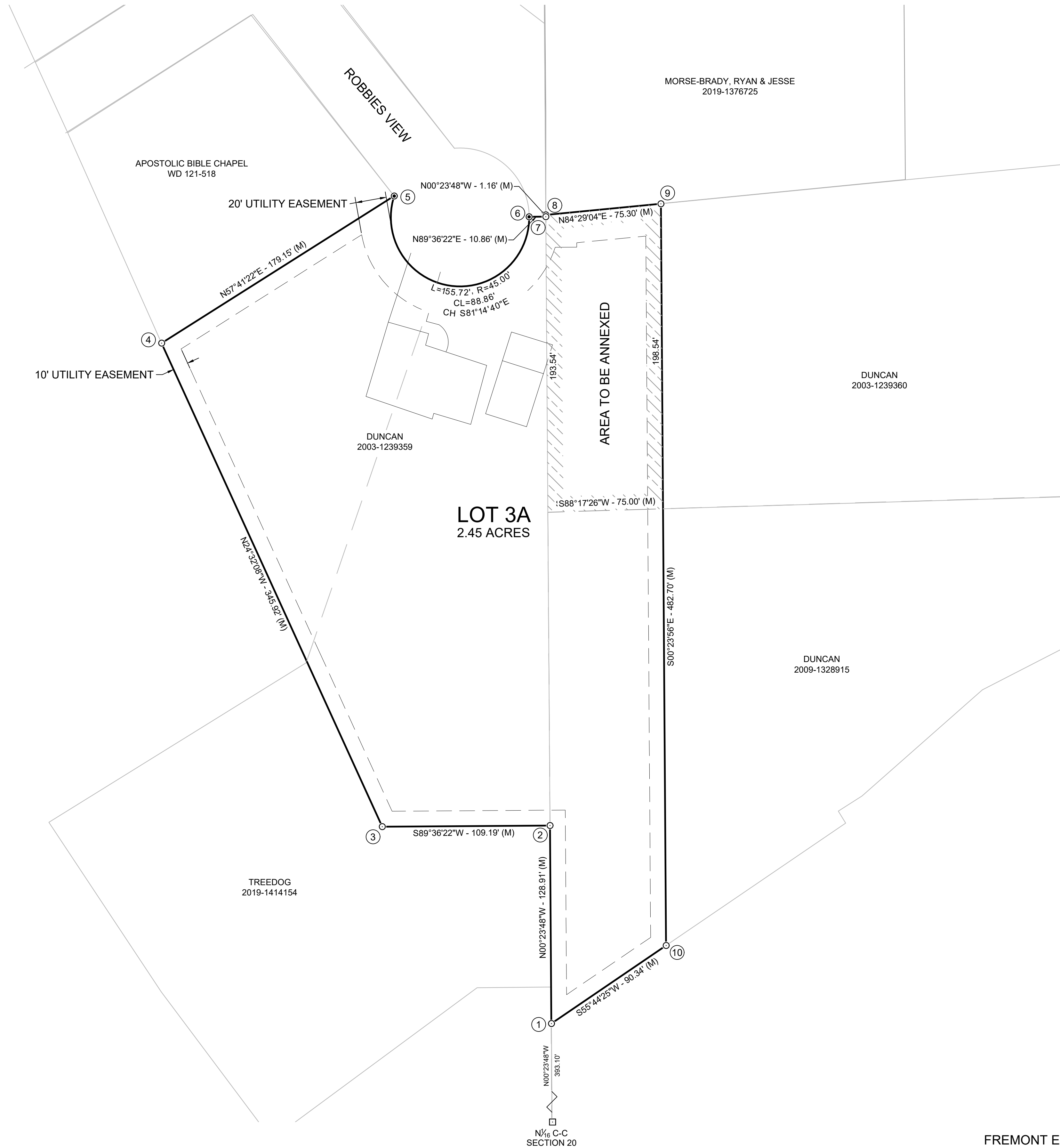
CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2023.

City Engineer

**JONES SUBDIVISION
BLOCK 3, LOTS 3-4
RE-PLAT**
NW1/4NE1/4, NE1/4NW1/4,
SECTION 20, T33N, R99W, 6th PM
FREMONT COUNTY, WY

FINAL PLAT FOR REVIEW



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that DOUGLAS L. DUNCAN, trustee of the Douglas L. Duncan Living Trust and JUANITA I. DUNCAN, trustee of the Juanita I. Duncan Living Trust, being the owners of lands shown on this plat:

That the foregoing plat designated as JONES SUBDIVISION, BLOCK 3, LOTS 3 AND 4 RE-PLAT, is located the NE1/4NW1/4 and the NW1/4NE1/4 of Section 20, T.33N, R.99W, 6th P.M., Fremont County, Wyoming and is more particularly described as follows:

Commencing from the N1/16 C-C of said Section 20 thence N.00°23'48"W., a distance 393.10 feet along the line common to the said NW1/4NE1/4 and the NE1/4NW1/4 of said Section 20 to the POINT OF BEGINNING being point no. 1, thence proceed N.00°23'48"W., a distance of 128.91 feet to point no. 2; thence S.89°36'22"W., a distance of 109.19 feet to point no. 3; thence N.24°32'08"W., a distance of 345.92 feet to point no. 4; thence N.57°41'22"E., a distance of 179.15 feet to point no. 5, said point 5 is the point of curvature to a non-tangential curve to the right having a radius of 45.00 feet, arc length of 188.72 feet, chord bearing of S.81°14'40"E., a distance of 88.86 feet to point no. 6; thence N.89°36'22"E., a distance of 10.86 feet to point no. 7., being on the line common to the said NW1/4NE1/4 and the NE1/4NW1/4 of said Section 20; thence N.00°23'48"W., a distance of 1.16 feet to point no. 8; thence N.84°29'04"E., a distance of 75.30 feet to point no. 9; thence S.00°23'56"E., a distance of 482.70 feet to point no. 10; thence S.55°44'25"W., a distance of 90.34 feet to the POINT OF BEGINNING. Said parcel contains 2.45 acres, more or less.

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 _____, 2023

DOUGLAS L. DUNCAN (Trustee)

JUANITA I. DUNCAN (Trustee)

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by DOUGLAS L. DUNCAN, Trustee of the Douglas L. Duncan Living Trust, and JUANITA I. DUNCAN, Trustee of the Juanita I. Duncan Living Trust, this

____ day of _____, 2023.

By: _____

Witness my hand and official seal

My commission expires _____

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.
- Bearings and distances shown on this plat as measured are designated with (M). Record bearings and distance are designated with (R)
- The Westerly 75 feet of lands as described in Document 2003-1239360 to be annexed by the City of Lander

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 Jones Subdivision, Block 3, Lots 3 and 4, 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.

