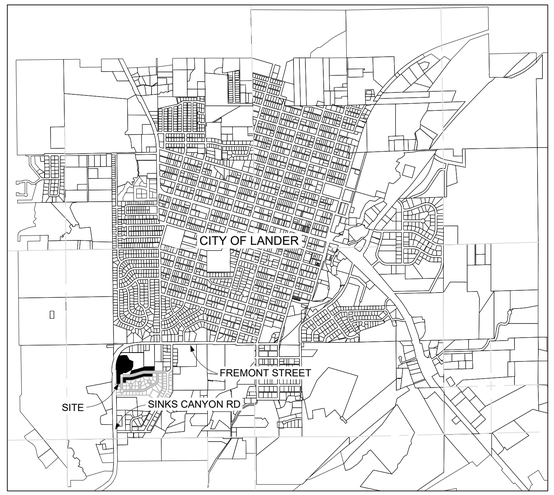
GANNETT PEAK ESTATES - PHASE 2

A SUBDIVISION WITHIN THE CITY LIMITS OF LANDER, WYOMING
SECTION 24, T33N, R100W, 6th PM,
FREMONT COUNTY , WYOMING
PRELIMINARY PLAT FOR REVIEW



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:
Found Existing Monument as noted
Set 1-1/2" Aluminum Cap PELS 10052
Subdivision Boundary
Utility Easements

PLAT INFORMATION:
20 LOTS - 260,332 SF (5.98 AC.)
ZONE R2

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Lander on this _____ day of _____ 2026.

_____
Mayor

_____
City Clerk

CLERK OR RECORDERS CERTIFICATE:
This plat was filed filed for record on the Office of the Clerk and Recorder at _____ o'clock ___, on the _____ day of _____, 2026 and is duly recorded in Plat Cabinet ___, Page ___. No_____

_____
Clerk

_____
Deputy Clerk

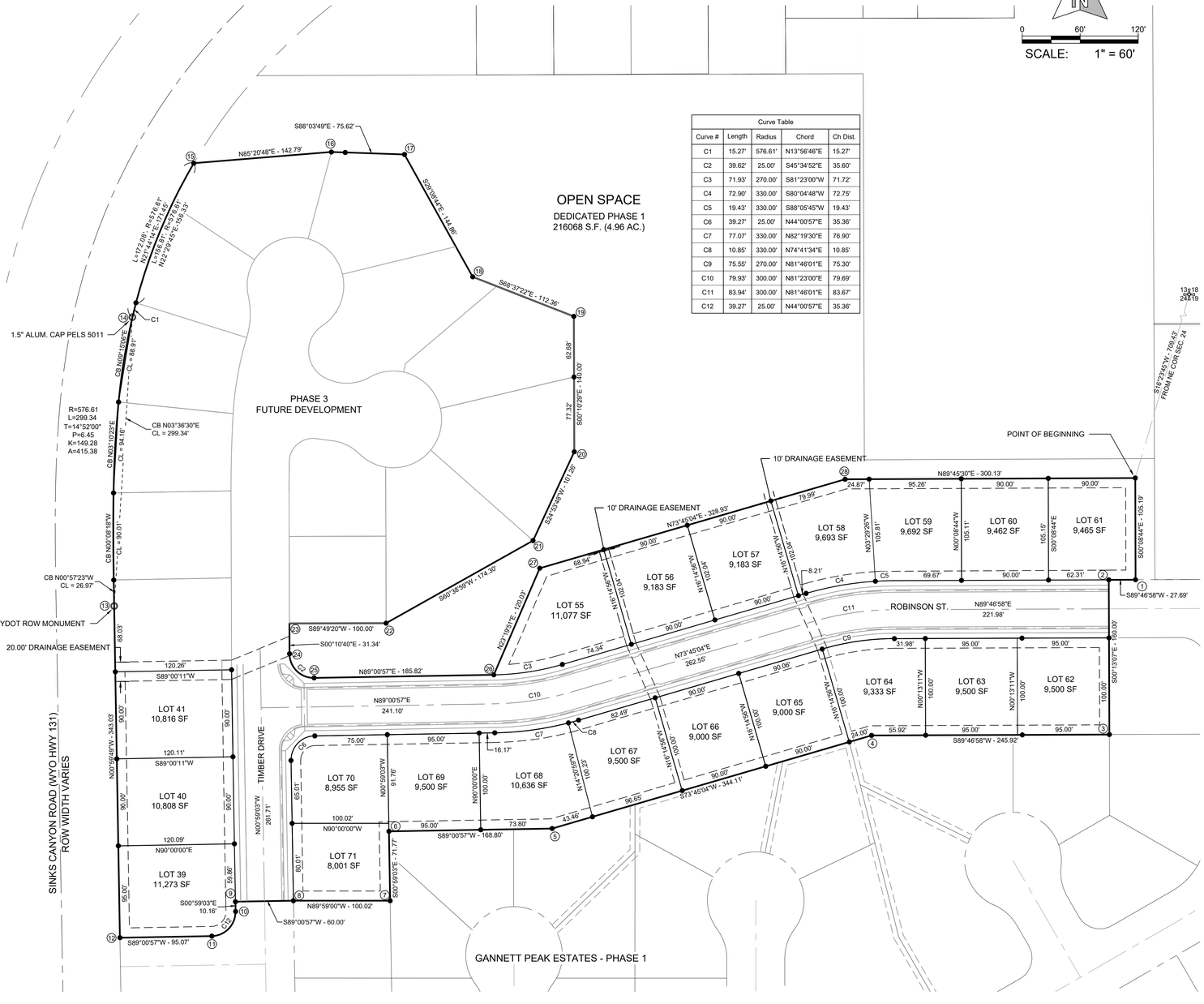
PLANNING COMMISSION CERTIFICATE:
This plat approved by the City Of Lander Planning Commission on this _____ day of _____ 2026.

_____
Chairman

CITY ENGINEER CERTIFICATE:
Data on this plat approved by the City Of Lander Engineer on this _____ day of _____ 2026.

_____
City Engineer

GENERAL NOTES:
1. Property zoned R-2
2. Streets 60' in width
3. Flood Zone "X"
4. 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.
5. Storm Drainage facilities already in place from Phase 1
6. Water rights:
   T1261 1874 OR02/027
   T1266 1879 OR02/027
7. Setbacks:
   front to edge of pavement: 28'
   rear: lesser of 20' or 20% lot
   depth sides: 10'
   side yard on flanking street for corner lots: 23'
8. Subdivider:
   Gannett group
   Steve Palmer
   PO Box 589
   Lander, WY 82520



CERTIFICATE OF OWNERSHIP AND DEDICATION:
Know all men by these presents that the undersigned THE GANNETT GROUP, INC., being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing PLAT designated as:

GANNETT PEAK ESTATES - PHASE 2, to the City of Lander, Fremont County, Wyoming.

Located in the NE1/4NE1/4 of Section 24, T 33 N, R 100 W of the 6th P.M., more particularly described as follows:
Commencing at the said Northeast Corner of Section 24, thence S.16°23'45"W., a distance of 709.43 feet to the POINT OF BEGINNING;
Thence S.00°08'44"E., a distance of 105.19 feet to point no. 1;
Thence S.89°46'58"W., a distance of 27.69 feet to point no. 2;
Thence S.00°13'07"E., a distance of 160.00 feet to point no. 3;
Thence S.89°46'58"W., a distance of 245.92 feet to point no. 4;
Thence S.73°45'04"W., a distance of 344.11 feet to point no. 5;
Thence S.89°00'57"W., a distance of 168.80 feet to point no. 6;
Thence S.00°59'03"E., a distance of 71.77 feet to point no. 7
Thence N.89°59'00"W., a distance of 100.02 feet to point no. 8;
Thence S.89°00'57"W., a distance of 60.00 feet to point no. 9;
Thence S.00°59'03"E., a distance of 10.16 feet to point no. 10;
Thence a curve to the right having a radius of 25.00 feet, length of 39.27 feet, chord bearing of S.44°00'57"W., and a chord length of 35.36 feet to point no. 11;
Thence S.89°00'57"W., a distance of 95.07 feet, more or less, to the easterly right-of-way of Sinks Canyon Road (Wyoming Highway 701) to point no. 12;
Thence proceed along said right-of-way N.00°59'49"W., a distance of 343.03 feet to point no. 13. Said point being the beginning of a spiral curve;
Thence proceed along spiral curve a distance of 299.34 feet, having a radius of 576.61 feet, a chord bearing of N.03°36'30"E., to point no. 14 being the beginning of a curve to the right;
Thence proceed along curve to the right a distance of 172.08 feet, having a radius of 576.61 feet, a chord bearing of N.21°44'14"E., a distance of 171.45 feet to point no. 15;
Thence N.85°20'48"E., a distance of 142.79 feet to point no. 16;
Thence S.88°03'49"E., a distance of 75.62 feet to point no. 17;
Thence S.29°08'44"E., a distance of 144.86 feet to point no. 18;
Thence S.68°37'22"E., a distance of 112.36 feet to point no. 19;
Thence S.00°10'29"E., a distance of 140.00 feet to point no. 20;
Thence S.24°53'48"W., a distance of 101.26 feet to point no. 21;
Thence S.60°38'59"W., a distance of 174.30 feet to point no. 22;
Thence S.89°49'20"W., a distance of 100.00 feet to point no. 23;
Thence S.00°10'40"E., a distance of 31.34 feet to point no. 24
being to beginning of a curve to the left;
Thence proceed along a curve to the left a distance of 39.62 feet, having a radius of 25.00 feet, a chord bearing of S.45°34'52"E., a distance of 35.60 feet to point no. 25;
Thence N.89°00'57"E., a distance of 185.82 feet to point no. 26;
Thence N.23°19'51"E., a distance of 120.03 feet to point no. 27;
Thence N.73°45'04"E., a distance of 328.93 feet to point no. 28;
Thence N.89°45'30"E., a distance of 300.13 feet, more or less, to the POINT OF BEGINNING.

Said GANNETT PEAK ESTATES - PHASE 2 contains 10.51 acres, more or less, and

That this subdivision, 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 undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Lander, and its licensees for perpetual public use all easements within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

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, 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.

Drainage easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for public use to accommodate the flow or storage of storm waters and shall be kept free of all structures or other impediments.

EXECUTED this _____ day of _____, 2026

_____
STEVE PALMER, PRESIDENT
THE GANNETT GROUP, INC

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by STEVE PALMER, this day of _____, 2026.

By: _____

Witness my hand and official seal

My commission expires _____

CERTIFICATE OF SURVEYOR
I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE GANNET PEAK ESTATES - PHASE 2 SUBDIVISION; AS LAID OUT, PLATTED, DEDICATED AND SHOWN HERON,THAT SUCH PLAT WAS FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF LANDER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Engineer (Civil) & Land Surveyor
DAVID A. FEHRINGER
10052
Date
WYOMING
PRELIMINARY

FREMONT
ENGINEERING | SURVEYING
155 N 1ST ST., STE A
LANDER, WY 82520
307.206.1007 | FREMONTSURVEYING.COM

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