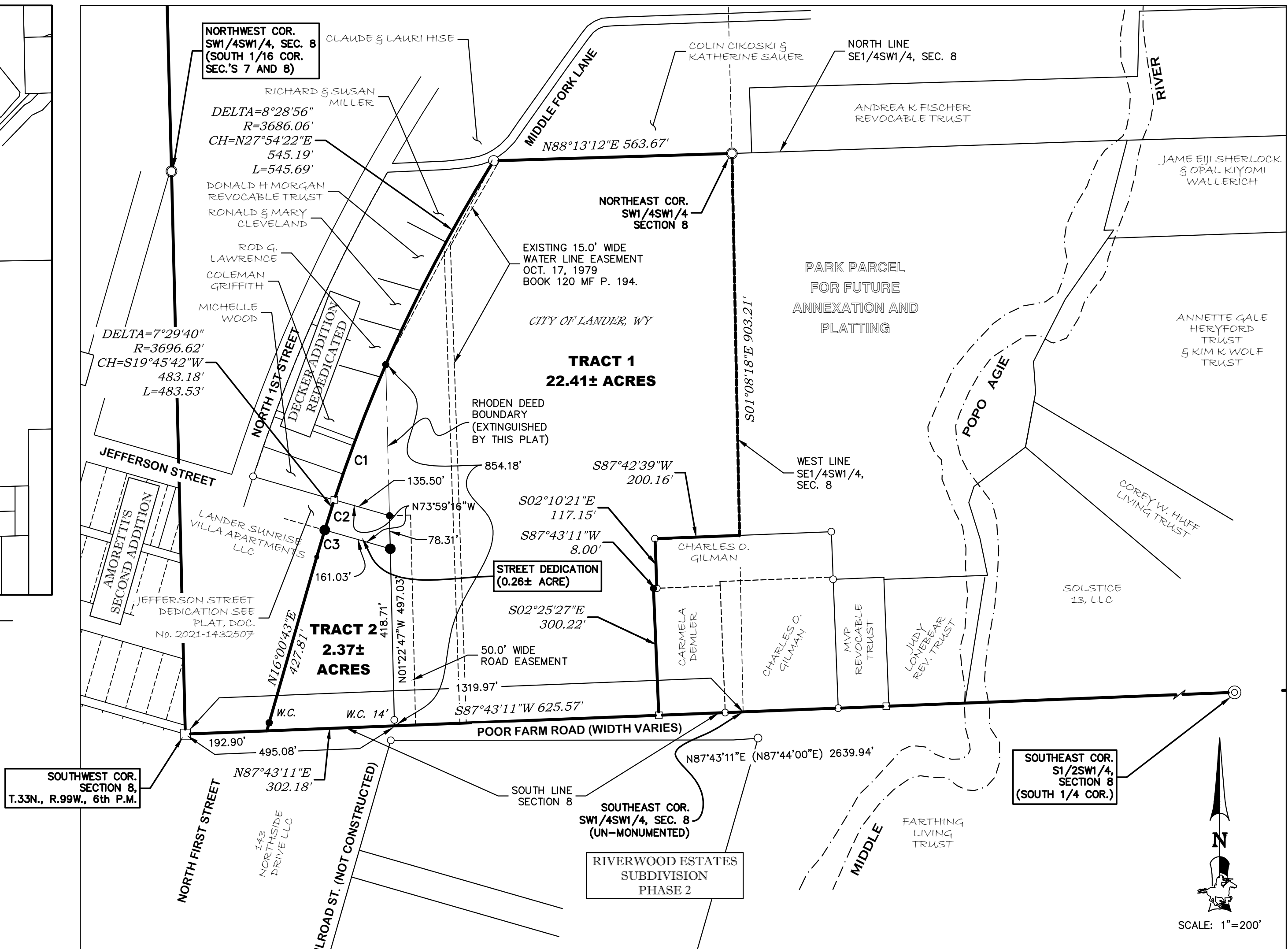


CERTIFICATE AND DEDICATION OF TITLE



This plat was 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. _____.

Printed Name

- 2" DIA. ALUMINUM CAP AND 5/8"x24"
REBAR SET, INSCRIBED PLS 8972
- 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
- MONUMENT OF RECORD (ACCESS RESTRICTED TO SURVEY)

) DENOTES BEARING RELATIVE TO RECORD BASIS
OF BEARING, USING SOUTH LINE OF SW1/4, SEC. 8
AS BASIS REFERENCE LINE

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 plot is a true, correct and complete plat of Popo Agie River Park Addition, City of Lander, State of Wyoming containing 25.04 acres more or less; that this plot was prepared from an accurate survey of said property made by me and under my supervision and all monuments have been indicated hereon and all data shown from which to make future resurveys.

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

1. PUBLIC ACCESS TO THE POPO AGIE RIVER PARK TO BE VIA MIDDLE FORK LANE, 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. A SURVEY, DATED AUGUST 25, 2020, BY DAN HART AND ATTACHED TO THE WARRANTY DEED DOCUMENT No. 2021-1434288 WAS REFERENCED FOR THIS PLAT.
4. 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.
5. SURFACE WATER RIGHTS FOR THIS PROPERTY ARE RECORDED WITH THE WYOMING STATE ENGINEERS OFFICE, REFERENCE PERMIT No. T-1260.0, PROOF 1260, WITH PRIORITY DATE OF 12/31/1873. REFERRING 50 ACRES, AND 0.71 C.F.S. OF ADJUDICATED RIGHT.
6. THE LAND CONVEYANCE FROM CHRISTOPHER B. FIELD TO THE CITY OF LANDER IS EVIDENCED BY TWO DOCUMENTS, THE MOST RECENT BEING A CORRECTIVE WARRANTY DEED DOC. No. 2022-1440111, WHICH STATES THE REQUIREMENT: "FOR THE USE AND BENEFIT OF THE PUBLIC FOR PURPOSES OF OUTDOOR RECREATION". AN EARLIER DOCUMENT OF IMPORTANCE IS WD. DOC. No. 2021-1434288 WHICH CONTAINS A MORE LEGIBLE SURVEY MAP. THE SUBJECT PARCEL IS THE SAME IN BOTH DOCUMENTS.

CURVE TABLE					
CURVE REF.	DELTA	RADIUS	CHORD BEARING	DISTANCE	CURVE LENGTH
C1	5'18"12"	3696.62'	S20°50'01"W	342.04'	342.18'
C2	1'09"32"	3696.62'	S17°38'11"W	74.76'	74.76'
C3	1'01"57"	3696.62'	S16°38'36"W	66.61'	66.61'

PLAT INFORMATION

PLAT AREA TWO TRACTS, PLUS STREET=1,090,572± S.F.=25.04± ACRES

TRACT 1 REZONE FROM R-3 TO PL

TRACT 2 RETAIN R-3 ZONE

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 as follows:

A tract of land located in the South half of the Southwest Quarter (S1/2SW1/4), Section 8, Township 33 North, Range 99 West, Sixth Principal Meridian, Fremont County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said S1/2SW1/4 that bears N87°43'11"E, a distance of 495.08 feet from the southwest corner of said Section 8; thence proceed N02°22'47"W, a distance of 854.18 feet to a point on a curve and a point of the easterly right-of-way line of the former Chicago and Northwestern Railroad; thence northeasterly along a curve to the right, or concave easterly, 545.69 feet, said curve having a radius of 3686.08 feet, a central angle of 8°28'56", and a chord that bears N27°54'22"E 545.19 feet; thence N88°13'12"E, along the north line of the SW1/4SW1/4, said Section 8, 63.63 feet to the southeast corner of said SW1/4SW1/4; thence S01°08'13"E, along the south line of said SW1/4SW1/4, a distance of 903.21 feet; thence S87°42'39"W 200.16 feet; thence S02°01'21"E 117.15 feet; thence S87°43'11"W 8.00 feet; thence S02°25'27"W 300.22 feet more or less to the south line of said SW1/4SW1/4; thence S87°43'11"W, along said south line, 625.57 feet to the point of beginning of this description.

And that Whesley Rhoden is the owner in fee simple of all that property described in a Warranty Deed recorded in the office of the Fremont County Clerk and Recorded as Document No. 2018-1402971, and described in said Warranty Deed as follows:

That part of the SW1/4SW1/4, Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Corner No. 1 of this tract, a point on the south line of said Section 8, which point bears N. 87°45' E. a distance of 192.90 feet from the Southwest corner of said Section 8, and proceeding thence along the South line of said Section 8, N. 87°45' E. a distance of 302.06 feet, more or less, to Corner No. 2; thence proceeding N. 87°45' W. a distance of 854.10 feet, more or less to Corner No. 3, which is on the Easterly right-of-way line of the C.&N.W. Railroad, and proceeding thence along the Easterly right-of-way line of said C.&N.W. Railroad, S. 16°03' W. a distance of 427.8 feet, more or less, to Corner No. 4, which is the point of intersection of the curve of said 133' curve (the chord from Corner No. 3 to Corner No. 4 is S. 19°48' E. W. 483.18 feet); thence continuing along the easterly right-of-way line of the C.&N.W. Railroad, S. 16°03' W. a distance of 427.8 feet, more or less, to Corner No. 1, which is the point of beginning hereinbefore described.

Said owners do hereby certify that the foregoing plat designated as Popo Agie River Park Addition is accurately described hereon. 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 owners and proprietors, and that this is a correct plat of the area as it is divided into Tracts, roads and easements, and

That the owners of the land shown and described on this plat do hereby dedicate to the City of Lander, and its licensees for perpetual public use of all roads, easements and other public lands 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, repairing, re-installing, replacing and maintaining sewers, waterlines, 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 and other impediments.

Witness my hand this _____ day of _____, 2025

Attest:

Missy White, Mayor

Rachelle Fontaine, City Clerk

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

This Instrument was acknowledged before me on _____, 2025.
Witness my hand and official seal.

Notary Public

My commission expires

Witness my hand this _____ day of _____, 2025

Wesley Rhoden, Landowner

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

This Instrument was acknowledged before me on _____, 2025.
Witness my hand and official seal.

Notary Public

My commission expires _____

*POPO AGIE RIVER PARK
ADDITION
TO THE CITY OF LANDER*

LOCATED IN:
THE SW1/4SW1/4, SECTION 8,
T.33N., R.99W., 6th P.M.,
FREMONT COUNTY, WYOMING



- Prepared By -

ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
POWELL | RIVERTON | SARATOGA | SHERIDAN | SUNDANCE | THERMOPOLIS
CYLANE AVE. RIVERTON, WY 82501. (307) 463-3446

JOB No. 24902.02
FIELD BK. No. RIV-1
SHEET 1 OF 1

PLOT DATE:
9/8/2025 9:01 AM