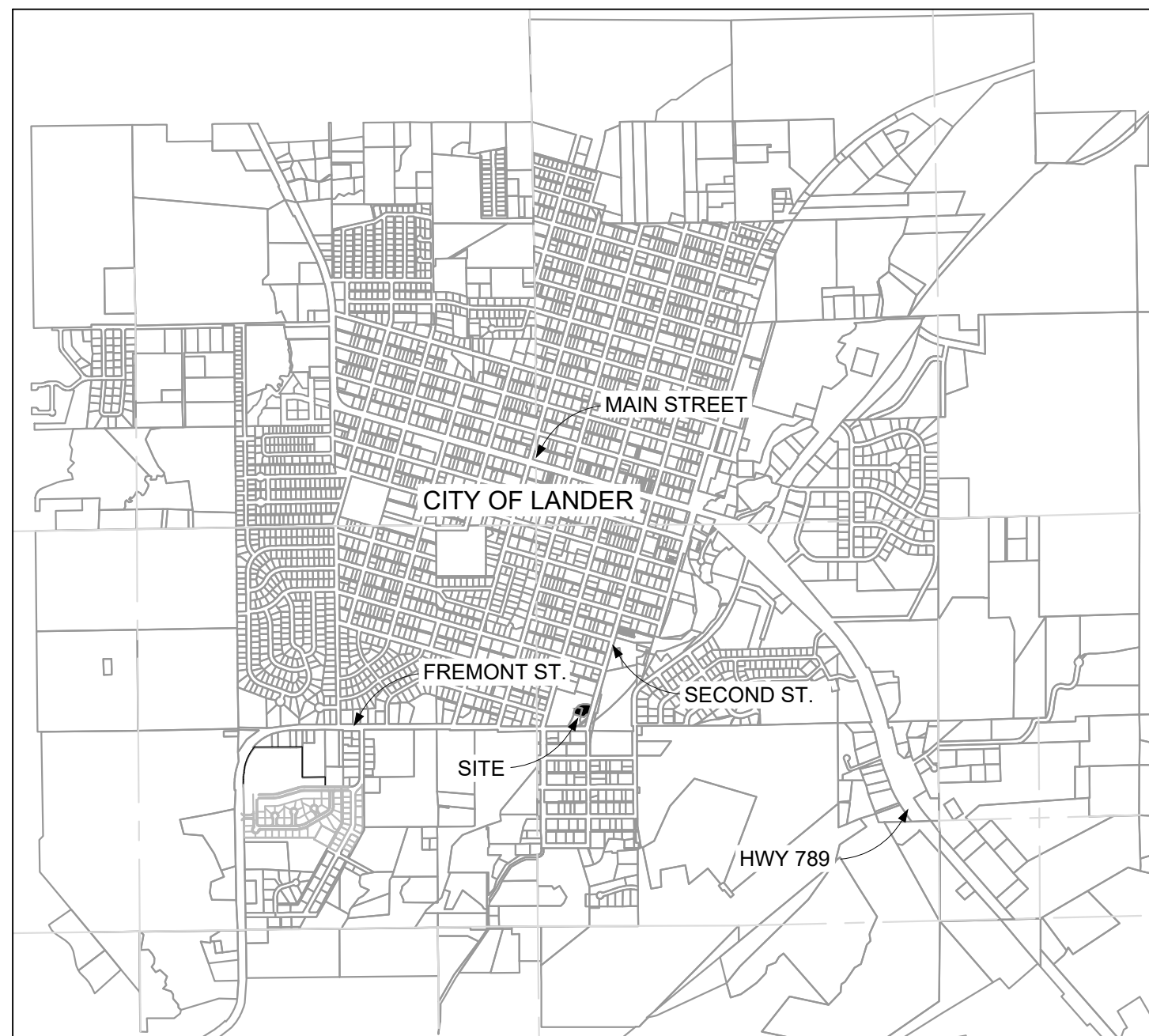


LANDENT SUBDIVISION TRACTS A & B RE-PLAT

TO THE CITY OF LANDER
LOCATED IN THE SW¹/₄SE¹/₄
SECTION 18, T33N, R99W, 6th PM
FREMONT COUNTY, WY



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND:**
- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked PELS 10052 ●
 - Found 5/8" Rebar ○
 - Found 1-1/2" Aluminum Cap PLS 6048 ○
 - (R) Record - (M) Measured
 - Subdivision Boundary —————
 - Utility Easements - - - - -
 - Adjacent property boundary —————
 - Parking & access easement / / / / /

RE-PLAT INFORMATION:
2 LOTS - 27,443 SF (0.63 AC.)
ZONE R-MED

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2024

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 ____ 2024 and is duly recorded in Plat Cabinet ____, Page ____, No ____

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

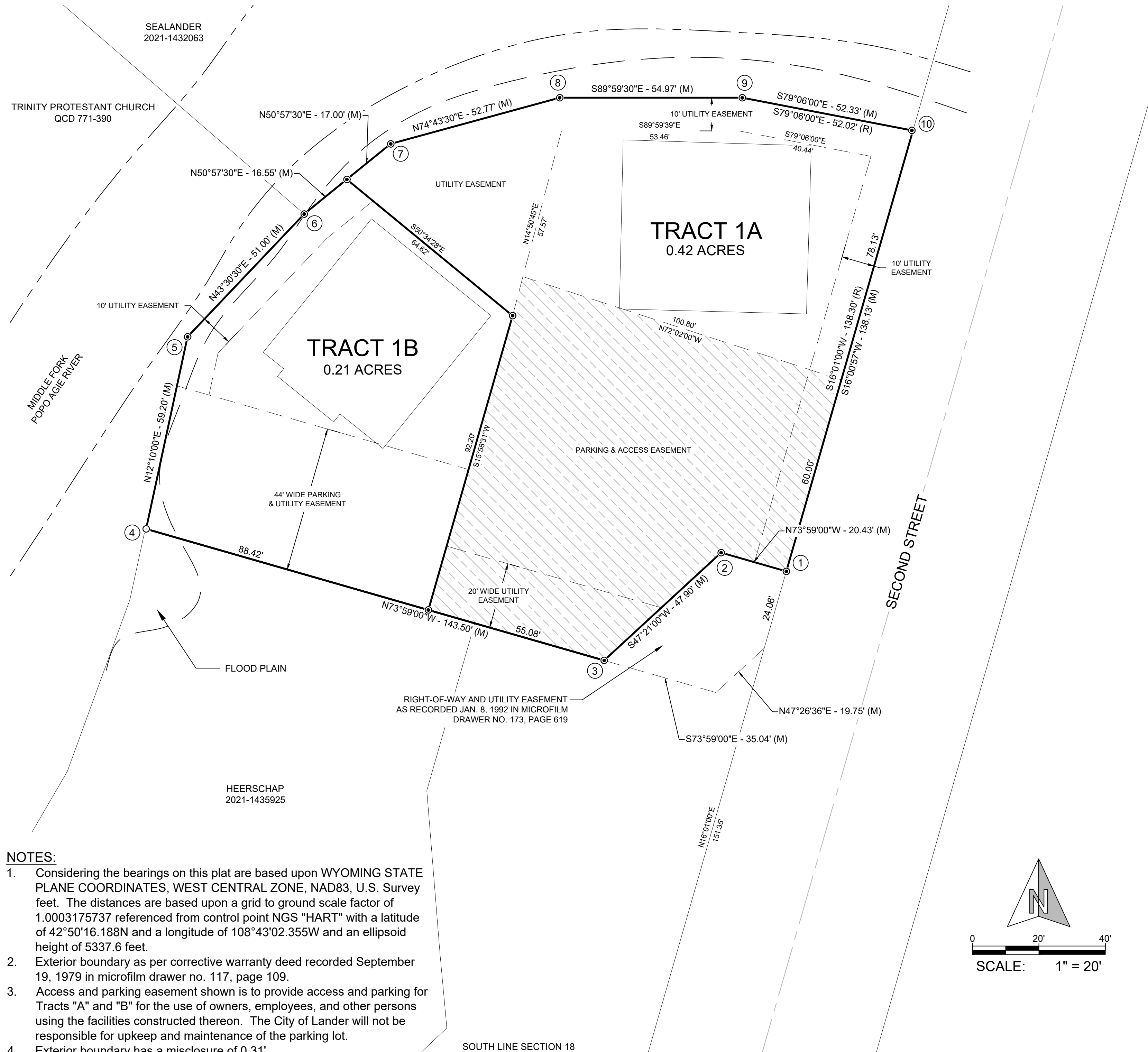
This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2024.

Chairman

CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2024.

City Engineer



NOTES:

1. 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.
2. Exterior boundary as per corrective warranty deed recorded September 19, 1979 in microfilm drawer no. 117, page 109.
3. Access and parking easement shown is to provide access and parking for Tracts "A" and "B" for the use of owners, employees, and other persons using the facilities constructed thereon. The City of Lander will not be responsible for upkeep and maintenance of the parking lot.
4. Exterior boundary has a misclosure of 0.31'.

CERTIFICATE OF SURVEYOR

I, David A. Fehring, 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 LANDENT SUBDIVISION, TRACTS A & B RE-PLAT, 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

LANDBUILT, a Limited Liability Company, owner of Tract A, Landent Subdivision, and SECRET VALLEY, LLC, owner of Tract B, Landent Subdivision, being the owners of the real property more particularly described as follows:

A tract of land within the SW¹/₄SE¹/₄ of Section 18, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, being more particularly described as follows:

Beginning at a point on the west boundary line of said Second Street which point lies N16°01'00"E, a distance of 151.35 feet from intersection of the said west boundary of Second Street and the South boundary of Section 18, Township 33 North, Range 99 West, 6th P.M.) for Corner No. 1 of this description:
Thence N73°59'00"W, a distance of 20.43 feet to Corner No. 2;
Thence S47°21'00"W, a distance of 47.90 feet to Corner No. 3;
Thence N73°59'00"W, a distance of 143.50 feet to the east bank of the Popo Agie River to Corner No. 4;
Thence Northeasterly along said river bank N12°10'00"E, a distance of 59.20 feet to Corner No. 5;
Thence N43°30'30"E, a distance of 51.00 feet to Corner No. 6;
Thence N50°57'30"E, a distance of 33.55 feet to Corner No. 7;
Thence N74°43'30"E, a distance of 52.77 feet to Corner No. 8;
Thence S89°59'30"E, a distance of 54.97 feet to Corner No. 9;
Thence S79°06'00"E, a distance of 52.33 feet, more or less, to an intersection with said West boundary line of said Second Street for Corner No. 10;
Thence S16°01'00"W along said West boundary line of said Second Street a distance of 138.13 feet, more or less, to Corner No. 1, the point of beginning.
Described tract contains 0.63 acres, more or less.

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 owners and proprietors, and that this is a correct plat of the area as it is divided into tracts and easements, and do hereby designate the same as the LANDENT SUBDIVISION, TRACTS A&B RE-PLAT.

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 _____, 2024

DALE R. PETERSON, DDS
Registered Agent
LANDBUILT, A LIMITED LIABILITY COMPANY

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by DALE R. PETERSON, DDS, Registered Agent for LANDBUILT, A Limited Liability Company this

____ day of _____, 2024.

By: _____

Witness my hand and official seal

My commission expires _____

MARC OLSEN
Register Agent
SECRET VALLEY, LLC

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by MARC OLSEN, Registered Agent for SECRET VALLEY, LLC, A Limited Liability Company this

____ day of _____, 2024.

By: _____

Witness my hand and official seal

My commission expires _____



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

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