

VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24" rebar marked PELS 10052
- Found existing property corner
- Subdivision Boundary
- Interior Lot Lines
- Utility Easements (UE)
- Concrete walks, driveways, structures
- Fence lines
- Water lines
- Sewer lines
- Original Plat Lot Lines

REPLAT INFORMATION:
2 LOTS - 10,887 SF (0.25 AC.)
ZONE R-3

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 _____

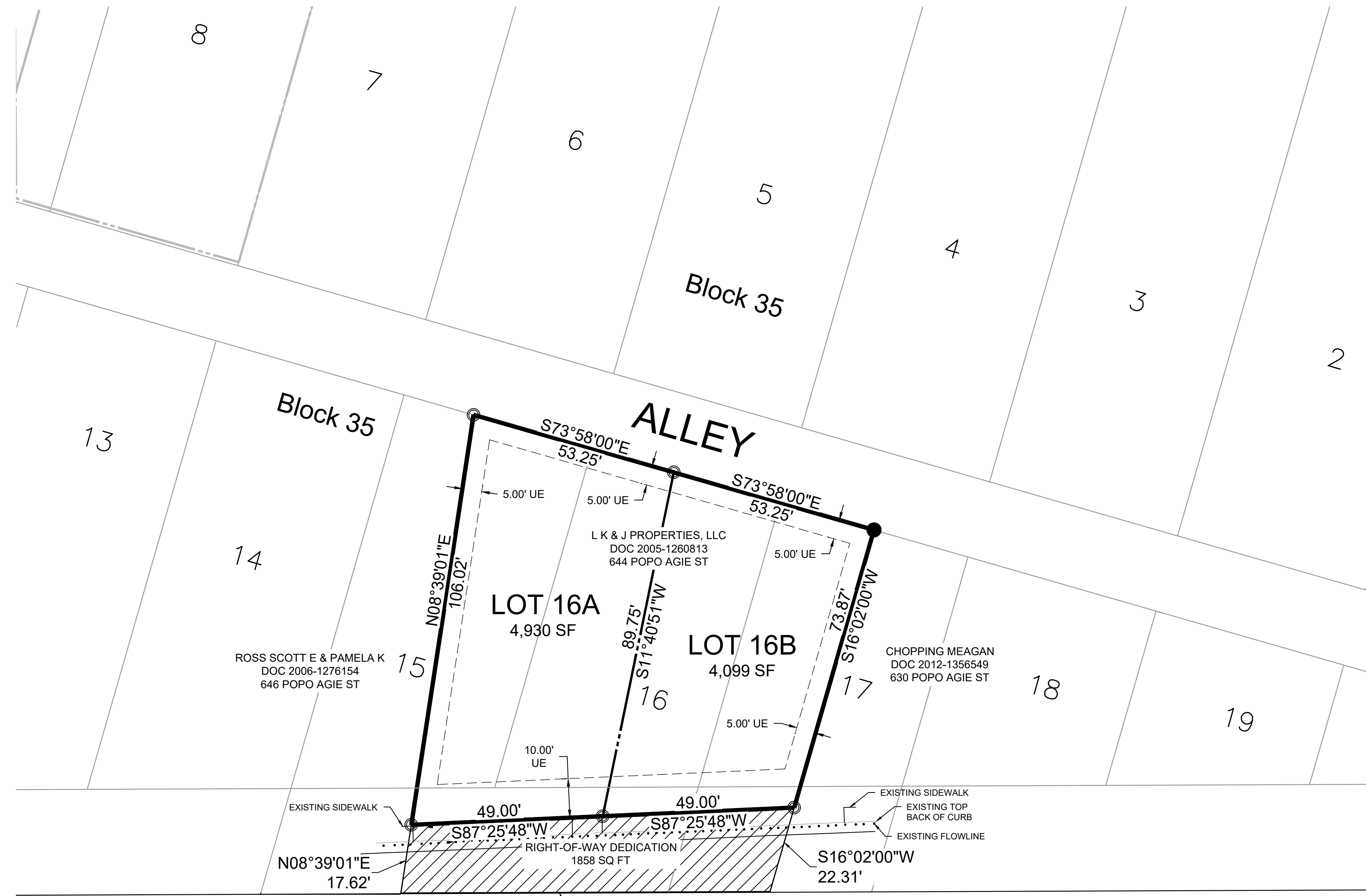
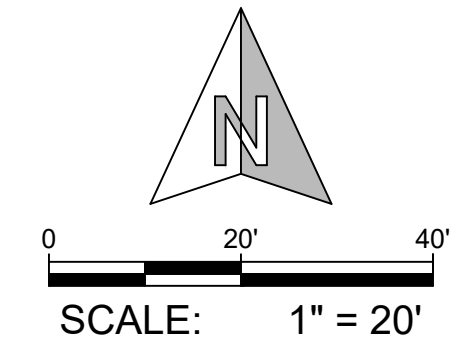
PLANNING COMMISSION CERTIFICATE:
This plat approved by the City Of Lander Planning Commission on this _____ day of _____, 2024.

Chairman _____

CITY ENGINEER CERTIFICATE:
Data on this plat approved by the City Of Lander Engineer on this _____ day of _____, 2024.

City Engineer _____

**ORIGINAL TOWN OF LANDER
BLOCK 35
FRACTIONS OF LOTS 15-17
RE-SUBDIVISION
SECTION 18, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT**



**POPO AGIE ST
RIGHT-OF-WAY (VARIES)**

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

L K & J Properties, LLC, being the owner of the Easterly 37 feet 6 inches of Fractional Lot 15, All of Fractional Lot 16 and the Westerly one-half of Fractional Lot 17, Block 35, Original City of Lander, Fremont County, Wyoming EXCEPTING a tract of land situated in Lot 15, more particularly described as follows: Commencing at a point 13 feet East of the SW corner of said Lot 15, as Corner No. 1, the point of beginning, thence East along the South line of said Lot 15, 22.8 feet to Corner No. 2, thence Northerly to a point on the South line of the alley running easterly and westerly through Block 35, 19.1 feet easterly from the NW corner of said Lot 15, for Corner No. 3; thence westerly along the southern boundary line of said alley 6 feet to Corner No. 4; thence S 16°2' W. a distance of 129 feet to Corner No. 1, the point of beginning.;

As it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be replatted into lots as shown and designated the same to be henceforth known as: the Easterly 37 feet 6 inches of Fractional Lot 15, All of Fractional Lot 16 and the Westerly one-half of Fractional Lot 17, Block 35, Original City of Lander, Fremont County, Wyoming EXCEPTING a tract of land situated in Lot 15, more particularly described as follows: Commencing at a point 13 feet East of the SW corner of said Lot 15, as Corner No. 1, the point of beginning, thence East along the South line of said Lot 15, 22.8 feet to Corner No. 2, thence Northerly to a point on the South line of the alley running easterly and westerly through Block 35, 19.1 feet easterly from the NW corner of said Lot 15, for Corner No. 3; thence westerly along the southern boundary line of said alley 6 feet to Corner No. 4; thence S 16°2' W. a distance of 129 feet to Corner No. 1, the point of beginning; AND EXCEPTING a tract of land to be dedicated to the City of Lander commencing at the W 1/4 corner of Section 18, T33N, R99W, 6th PM thence N89°46'15"E a distance of 1407.79' to the point of beginning thence N08°39'01"E a distance of 17.62' thence N87°25'48"E a distance of 98.00' thence S16°02'00"W a distance of 22.31' thence S89°46'18"W a distance of 94.39' to the point of beginning.

And do hereby dedicate to the City of Lander, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as 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, 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.

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

EXECUTED this _____ day of _____, 2024

Leslie Calkins, Registered Agent for L K & J Properties, LLC

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by L K & J Properties, LLC, this _____ day of _____, 2024.

By: _____

Witness my hand and official seal

My commission expires _____

EXECUTED this _____ day of _____, 2024

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 ORIGINAL TOWN OF LANDER, BLOCK 35, LOT 16A & LOT 16B, SECTION 19, T33N, R99W, 6th PM, CITY OF LANDER, WYOMING; that this survey had referenced the ORIGINAL TOWN OF LANDER 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.

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. All bearings and distances shown on this plat are as measured.

David A. Fehringer, PELS 10052

