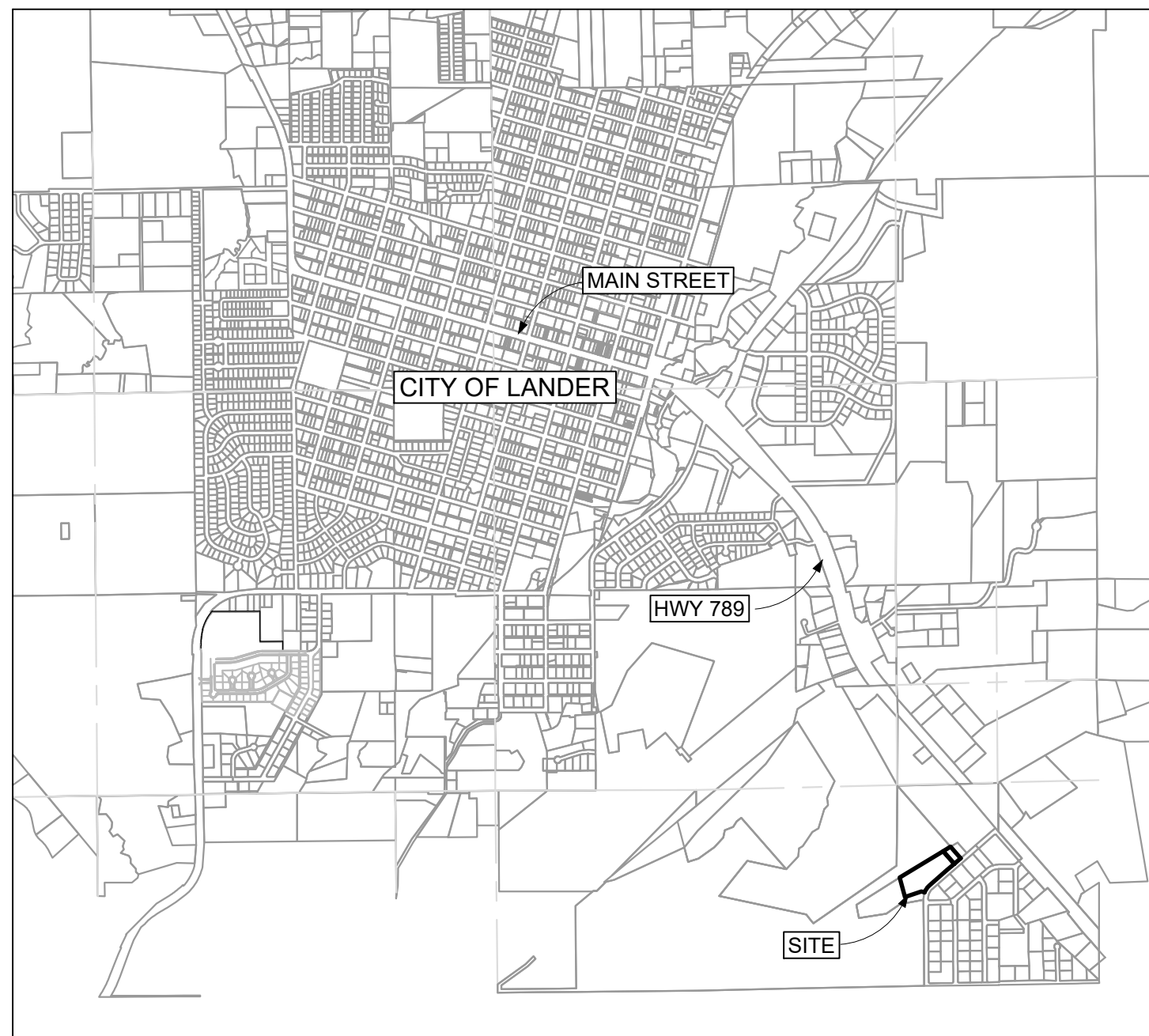


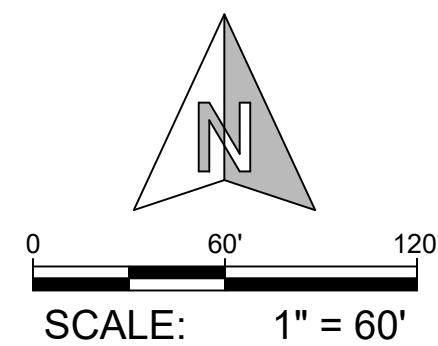
SUNFLOWER SUBDIVISION

SE 1/4, SECTION 20, T33N, R99W, 6th PM
FREMONT COUNTY, WY

FINAL PLAT FOR REVIEW



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND:**
- Found Aluminum Cap PLS 6448
 - Section Tie
 - Subdivision Boundary
 - Set Aluminum Cap PELS 10056
 - Utility Easements
 - Existing Lot Lines
 - Fence lines

PLAT INFORMATION:
5 LOTS - 222,218.6 SF (5.10 AC.)

CITY COUNCIL CERTIFICATE:

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

Mayor _____
City Clerk _____

CLERK OR RECORDERS CERTIFICATE:

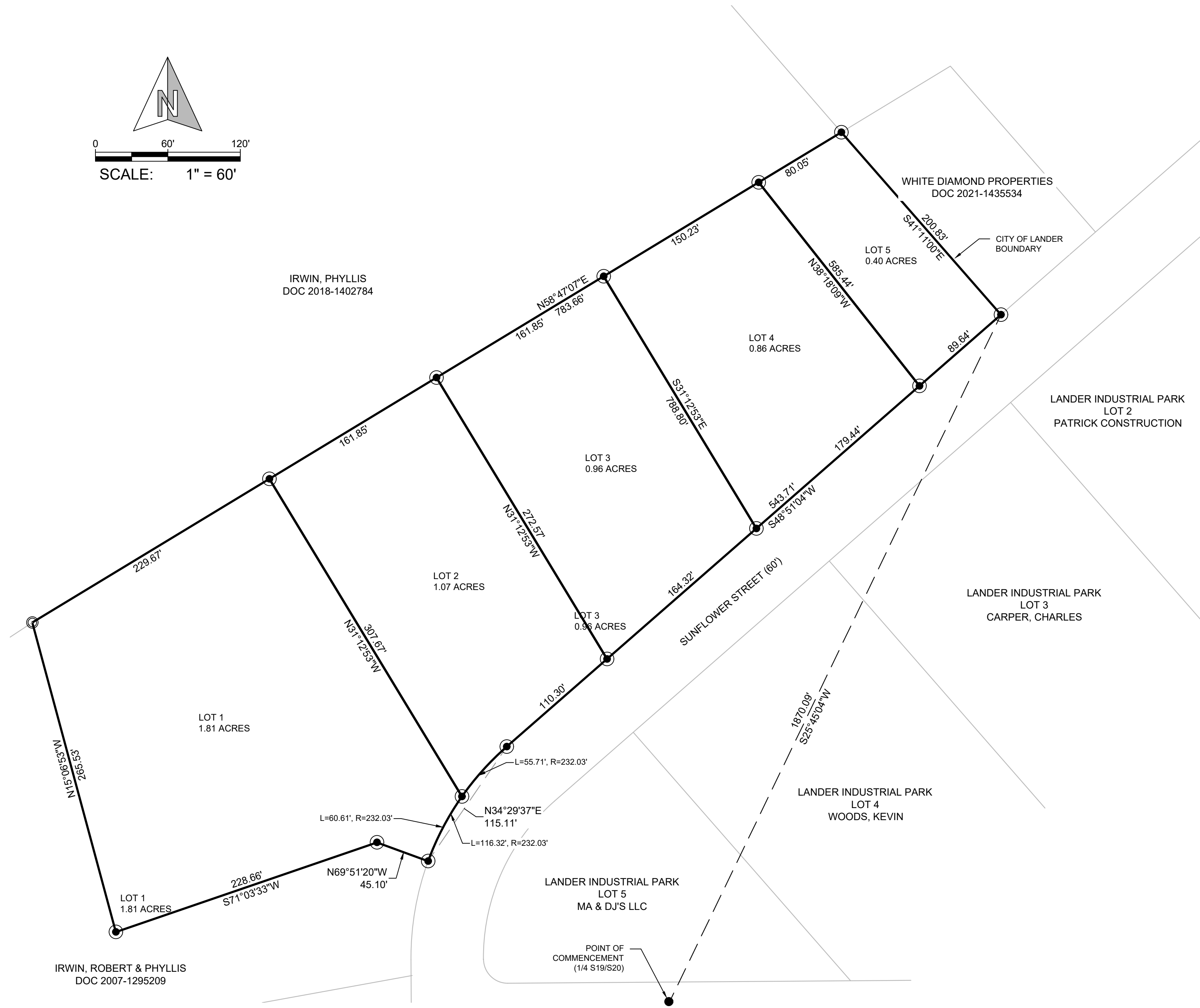
This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____ on the ____ day of ____, 2024 and is duly recorded in Plat Cabinet ____, Page ____, No ____

Clerk _____
Deputy Clerk _____

PLANNING COMMISSION CERTIFICATE:

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

Chairman _____



COUNTY COMMISSIONER'S CERTIFICATE:

This plat of SUNFLOWER SUBDIVISION, Fremont County, State of Wyoming is hereby approved by the Board of County Commissioners of Fremont County, Wyoming this ____ day of ____ 2024 for filing with the Clerk and Recorder of Fremont County subject to the provision that approval in no way obligates Fremont County for financing or constructing any of the improvements on lands, streets easements or other public or common areas.
Dated this ____ day of ____, 2024.

Chairman _____

Witness my hand and seal of the County of Fremont this ____ day of ____ 2024.

ATTEST: _____
County Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE:

This plat approved by the Fremont County Planning Commission on this ____ day of ____ 2024.

Chairman _____

IRRIGATION DEVELOPMENT & OPERATION PLAN:
Lands under Proof No. 1268, PATTEN & JONES DITCH, from the Middle Fork Popo Agie River as changed to the City of Lander pipeline, Priority of May 1875. Certificate No. 90, Page 160, Order No. 18, Page 214. NW1/4SE1/4 & SW1/4SE1/4.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that Clinton J. Guymon, President of White Diamond Properties, LLC, being the owner of lands shown on this plat:

That the foregoing plat designated as SUNFLOWER SUBDIVISION, is located the SE 1/4 of Section 20, T.33N, R.99W, 6th P.M., Fremont County, Wyoming and is more particularly described as follows:

Commencing at the 1/4 Corner common to Section 19 and said Section 20 of T33N, R99W, 6th P.M., thence N25°05'04"E, a distance of 1870.09 feet, more or less, to the point of beginning, being on the north line of Sunflower Street;

Thence S48°51'04"W, along the North line of said Sunflower Street a distance of 543.71 feet to a tangential curve to the left;

Said curve has a radius of 232.03 feet, length of 116.32 feet, chord bearing of S34°29'37"W, and a chord distance of 115.11 feet;

Leaving said north line of Sunflower Street and proceeding N69°51'20"W, a distance of 45.10 feet to a point;

Thence S71°03'33"W, a distance of 228.66 feet to a point in an existing fence line;

Thence N15°06'53"W, along an existing fence line a distance of 265.53 feet to a point being a fence corner;

Thence N58°47'07"E, a distance 783.66 feet;

Thence S41°11'00"E, a distance of 200.83 feet, more or less, to the point of beginning of this description.

As it appears on this plat it is with free consent, and in accordance with the desires of the undersigned owner, containing 15.04 acres, more or less; have by these presents laid out, platted, and subdivided the same into lots as shown hereon and designated the same as SUNFLOWER SUBDIVISION, Fremont County, State of Wyoming; do hereby grant to the public a thirty foot (30') road and utility easement, and do also reserve perpetual public easements for the installation of utilities and for irrigation and drainage facilities, as are laid out and designated on this plat. The dedication of the road or roads on this plat in no way obligates the Fremont County Commissioners to maintain such roads according to the requirements of the Fremont County Subdivision Regulations.

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

CLINTON J. GUYMON, PRESIDENT
WHITE DIAMOND PROPERTIES, LLC

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by CLINTON J. GUYMON, President of White Diamond Properties, LLC, this

____ day of ____, 2024.

By: _____

Witness my hand and official seal

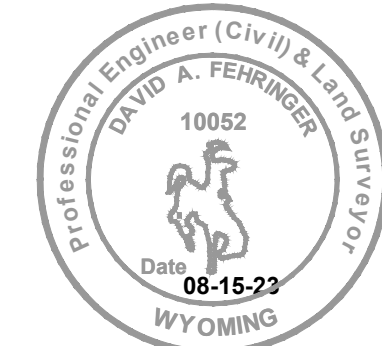
My commission expires _____

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 as (M). Record bearings and distance are designated with (R).

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 Sunflower Subdivision, 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.



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