

LOCATION MAP
Scale: 1" = 500'

PLAT INFORMATION

Re-Platted into Three Lots - 22,243 square feet (0.52 Acres)
Zoned: R-1

SUBDIVIDER INFORMATION

ALCHARA, LLC., 1191 South Second Street, Lander, WY 82520
described as: (Lots 18, 19, and 20, Block 130, Capitol Hill Addition to
the City of Lander, Fremont County, Wyoming), per record in
Document 2022-1443574.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the
day of _____, 2025.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the
day of _____, 2025.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of
_____, 2025.

Mayor

City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Capitol Hill Addition, Block 130, Lots 18, 19, and 20
Replat, City of Lander, is 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. _____.

Clerk & Recorder

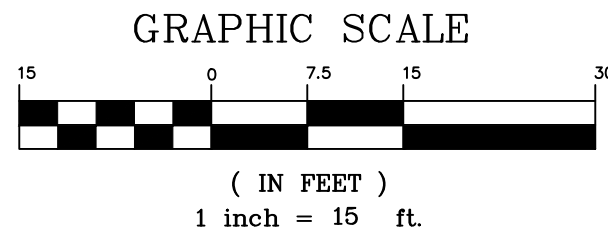
Deputy



HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

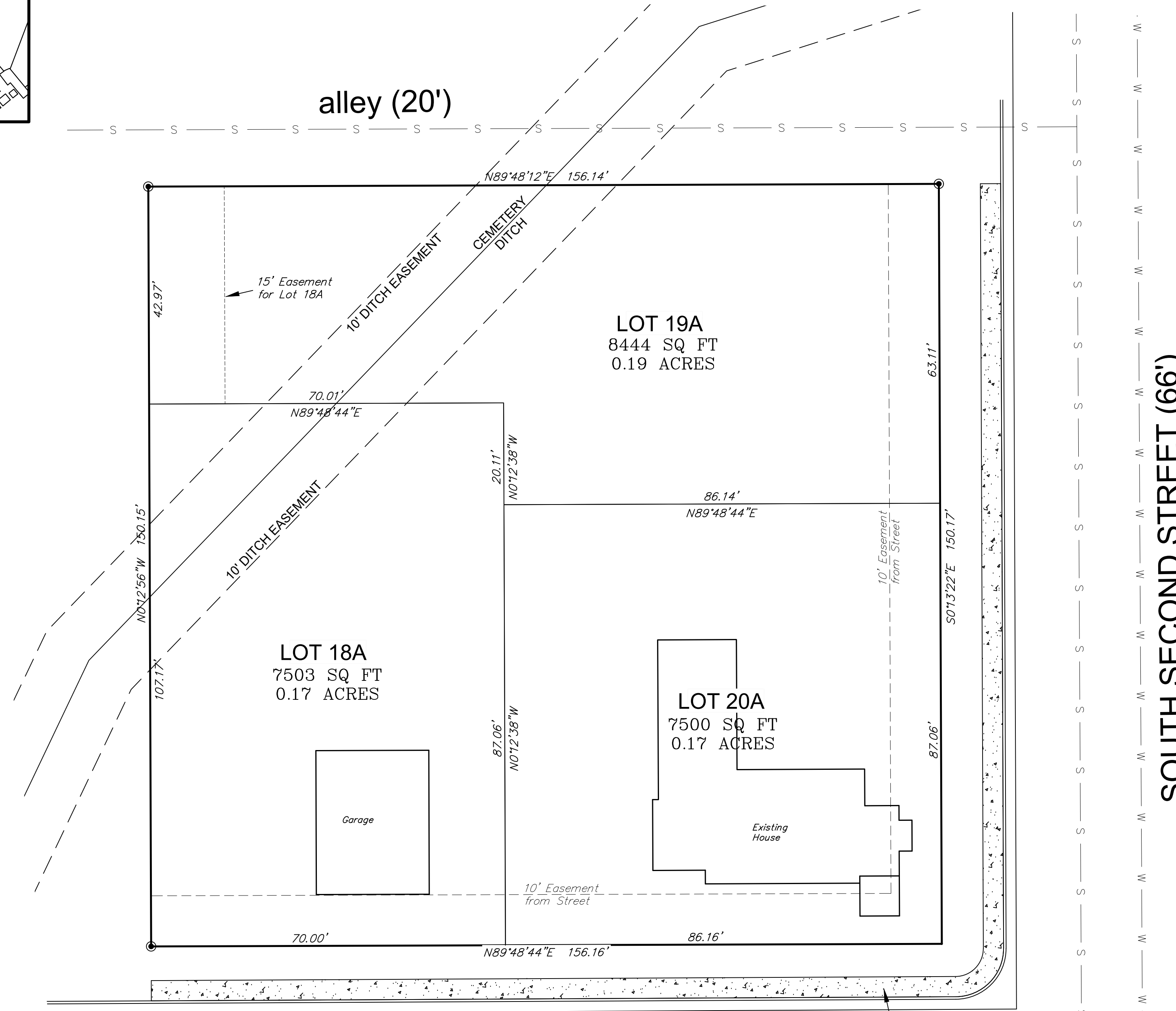
PROJECT:
125115

Sheet 1
of 1 Sheets



CUSTER STREET (66')

alley (20')



SOUTH SECOND STREET (66')

Review Date: 2025-05-05

PLAT OF:

CAPITOL HILL ADDITION BLOCK 130, LOTS 18, 19 & 20 REPLAT

located in the:
NW1/4NE1/4, Sec. 19, T33N, R99W. 6th
P.M.
CITY OF LANDER, WY

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

ALCHARA LLC, a Wyoming limited liability company, owners of Lots 18, 19, and 20, Block 130, Capitol Hill Addition, City of Lander. As recorded in Document 2025-1462610 on February 28, 2025.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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 _____, 2025.

Tiffany Hartpence, managing member

STATE OF WYOMING)
COUNTY OF FREMONT) s.s.

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Tiffany Hartpence managing member of ALCHARA, LLC.

Witness my hand and official seal:

My commission expires: _____
Notary Public

PLAT NOTES

- Per zone requirements for Zone R-1, Corner front setback is 28 feet, Side setback is 12 feet, Rear setback is 20 feet, and are shown on this plat.
- A nonconforming setback for both house and garage structures is being sought and will be recorded with the City of Lander.
- The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

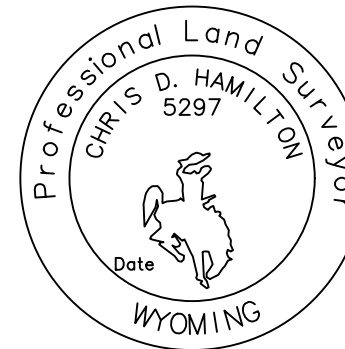
CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

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

"unless signed and dated upon face of seal this is a preliminary plat"



BOUNDARY LEGEND:

- ◆ = ORIGINAL GLO STONE CORNER
- ⊕ = HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊕ = BENCHMARK OR CONTROL MONUMENT
- ⊕ \$ = PIPE (SIZE DENOTED)
- ⊕ = T-BAR WITH CAP/
3/4" ALUM. CAP ON 5/8" POST
- ⊕ = 1/2 INCH REBAR
- ⊕ = 5/8 INCH REBAR
- ⊕ = 3/4 INCH REBAR
- ⊕ = 3.2" BRASS CAP ON 2.5" PIPE
- ⊕ = 2.5" BRASS CAP ON 1.0" PIPE
- ⊕ = 2.0" BRASS CAP ON 5/8" ROD
- ⊕ = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊕ = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" PLASTIC CAP ON 5/8" REBAR
- ⊕ = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- = EASEMENT LINE
- = ELECTRIC (Overhead)
- = ELECTRIC (Buried)
- = TELEPHONE (Cable)
- = FENCE LINE
- = SEWER LINE
- = WATER LINE (approx.)
- ⊕ = ELECTRIC POLE
- ⊕ = ELECTRIC LIGHTS
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = SEWER MANHOLE
- ⊕ = STORM SEWER MH
- ⊕ = SEWER CLEANOUT
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER CURB STOP
- ⊕ = TELEPHONE PEDESTAL