

PLAT OF THE
REED SUBDIVISION

LOCATED IN THE NE¼NW¼ of Section 18,
Township 33 North, Range 99 West, 6th P.M.,
Fremont County, Wyoming

CITY COUNCIL CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL OF LANDER THIS _____ DAY OF _____, 2025.

Certificate of recording by the County Clerk and Recorder

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____ M., this _____ day of _____, 2025 A.D., and is duly recorded in Plat Cabinet _____ Page no. _____ Document _____ County Clerk and Records/Deputy Clerk.

Clerk _____ Deputy Clerk _____

PLAT INFORMATION

Subdivision of a tract of land located in the NE¼NW¼ of Section 18, Township 33 North, Range 99 West, 6th P.M., City of Lander, County of Fremont, State of Wyoming as recorded per Warranty Deeds 2019-1414653, and 2023-1447182.

Land Area Summary

Total Number of Lots: 4
Private Lot Ownership: 115183 Sq Feet or 3.141 Acres
Public Use Open Area: 0 Sq Feet
Utility Easement Areas: 24749 Feet or 0.568 Acres
Street Area: 0 Sq Feet
Zone R-3

SUBDIVIDER INFORMATION

Stephen K. Reed and Marilyn K. Reed, 408 Jefferson Street, Lander, WY 82520
Harold Eugene Barrows, 565 Eugene Street, Lander, WY 82520

PLANNING COMMISSION CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

MITCH LECLAIR &
CHARLA FINCH

CITY ENGINEER CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER CITY ENGINEER THIS _____ DAY OF _____, 2025.

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING]
COUNTY OF FREMONT] SS.

I, David Spurlock, 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, correct, and complete plat of Reed Subdivision as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with City of Lander regulations governing the subdivision of land.

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that the undersigned owners, as shown on this plat, do hereby certify that the foregoing plat, designated as Reed Subdivision, is located in Section 18, Township 33 North, Range 99 West, 6th P.M., in the City of Lander, County of Fremont, State of Wyoming, being more particularly described as follows:

Beginning at Point No. 1, with a Northing of 852064.80 and an Easting of 1972542.80, which is marked by a 1.5-inch aluminum cap survey monument. This point bears South 0° 19' 40" East at a distance of 179.54 feet from the North 1/4 Corner of Section 18, which has a Northing of 852244.34 and an Easting of 1972541.78.
Thence South 00° 12' 31" East, a distance of 220.64 feet to Point No. 2;
Thence North 73° 57' 56" West, a distance of 231.67 feet to Point No. 3;
Thence South 16° 05' 20" West, a distance of 165.65 feet to Point No. 4;
Thence North 73° 57' 48" West, a distance of 349.93 feet to Point No. 5;
Thence North 15° 48' 20" East, a distance of 231.19 feet to Point No. 6;
Thence South 88° 38' 02" East, a distance of 541.11 feet back to Point No. 1,
the POINT OF BEGINNING of this description.

AREA
The area described is 136818 square feet or 3.141 acres, more or less.

BASIS OF BEARING
The basis of bearing, North 89° 27' 49" East, was determined using State Plane Grid Wyoming West Central NAD83 (2011) by observing North 852244.34, East 1972541.78 for the North 1/4 Corner of above said section 18, and North 852269.26, East 1975203.12 for the Northeast Corner of above said section 18.

Subject to all covenants, restrictions, reservations, segments, conditions and rights appearing of record

That the undersigned owners of the land shown and described on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, and that this is a correct plat of the area as it is divided into lots, streets and easements, and

That the undersigned owners of the land shown and described on this plat does/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 indicated and not already otherwise dedicated for public use.

Utility easements as designed on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, waterlines, gas lines, electric lines, telephones lines, cable television lines, and other forms and types of public utilities now and hereafter generally used by the public.

Witness my hand this _____ day of _____, 2025

Stephen K. Reed _____ Marilyn K. Reed _____
Subscribed and sworn to before me this _____ day of _____, 2025 by Stephen K. Reed, Marilyn K. Reed

Notary Public: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 2025 by Harold E. Barrows

Harold E. Barrows

LEGEND

- 2" ALUMINUM CAP ON 5/8" REBAR
- FIRE HYDRANT
- WATER SERVICE TAP OR VALVE
- SAN — SANITARY SEWER
- W — WATER LINE
- SD — STORM DRAIN
- UGP — UNDER GROUND POWER

Notes:

Sewer taps have not been located in the field or verified.

A north-south storm drain may exist in lot #3. The existence or whereabouts of a drain pipe heading north from Amoretti has not been determined by City Employees

