

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	⊙
Original Lot Lines	---
Subdivision Boundary	====
Interior Lot Lines	----
Utility Easements (UE)	- - - -
Concrete walks, driveways, structures	▬▬▬▬
Fence lines	▬▬▬▬
Water lines	—W—W—W—W—
Sanitary Sewer lines, manhole and cleanout	—S—SS—
Original Plat Lot Lines	---
Proposed Water Line	—W—W—W—
Proposed Water Curb Stop	⊙
Proposed Sanitary Sewer	—SAN—SAN—SAN—
Proposed Sewer Cleanout	⊙
Overhead Power & Pole	—OHP—OHP—OHP—
Underground Gas Line	—GAS—GAS—GAS—

REPLAT INFORMATION:
2 LOTS - 15,604 SF (0.36 AC.)
ZONE COMMERCIAL

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Lander on this ____ day of ____ 2025.

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 ____, 2025 and is duly recorded in Plat Cabinet ____, Page ____, No. _____

Clerk _____

Deputy Clerk _____

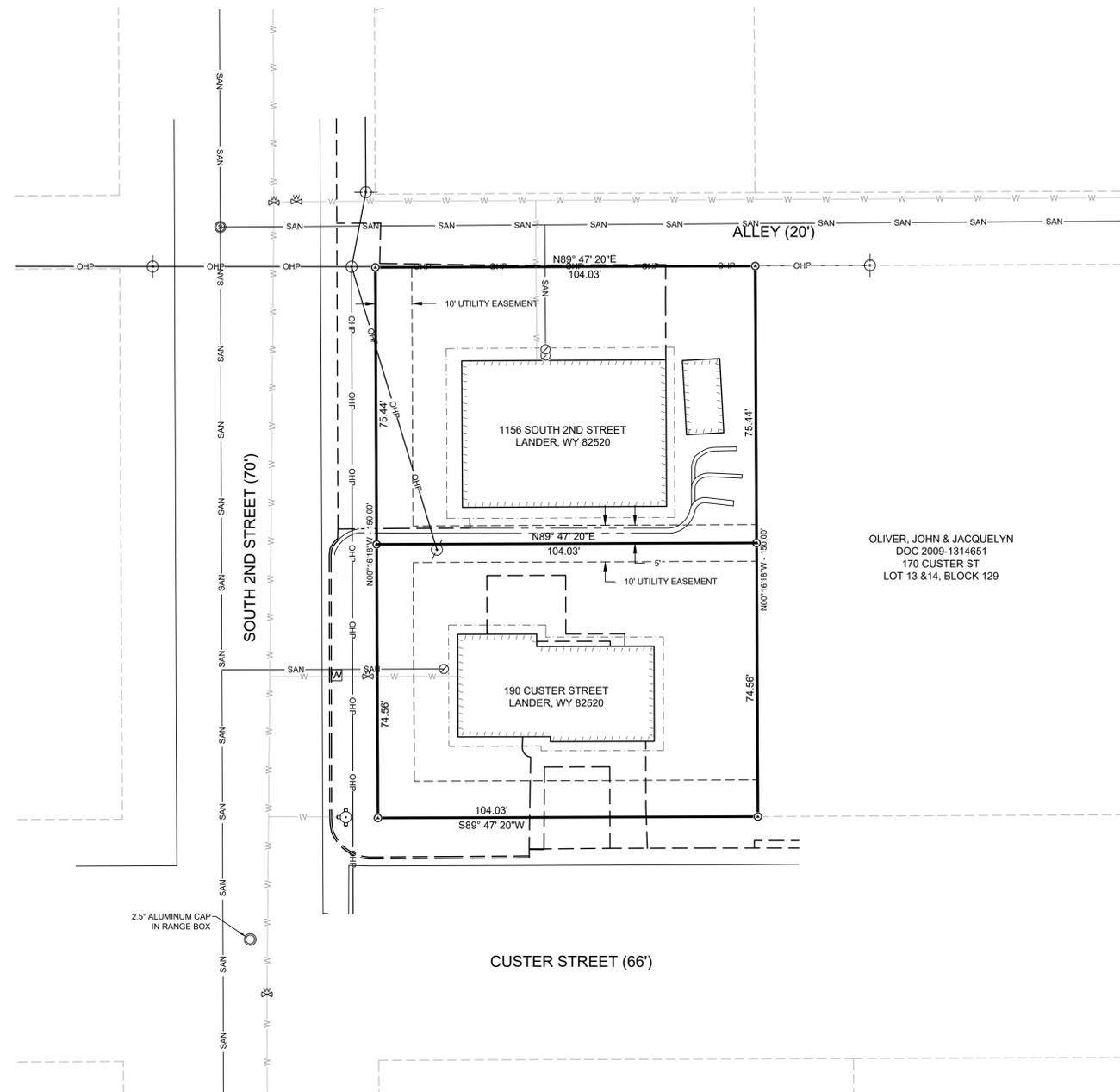
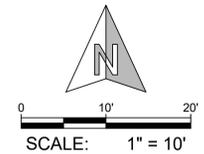
CITY ENGINEER CERTIFICATE:
Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2025.

City Engineer _____

PLANNING COMMISSION CERTIFICATE:
This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2025.

Chairman _____

**CAPITOL HILL ADDITION
BLOCK 129
LOTS 11 & 12 RE-PLAT
TO THE CITY OF LANDER
SECTION 19, T33N, R99W, 6th PM
FREMONT COUNTY, WY**



OLIVER, JOHN & JACQUELYN
DOC 2009-1314651
170 CUSTER ST
LOT 13 & 14, BLOCK 129

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that Custer Street LLC, being the owners of Lots 11 & 12 Block 129, Capitol Hill Addition to the City of Lander, Fremont County, Wyoming, as recorded in Quit Claim Deed 2016-1385093 on 8/19/2010, does hereby certify:

That the foregoing plat designated as the Capitol Hill Addition, Block 129, Lots 11 and 12 Re-plat to the City of Lander, is located in the NW1/4NE1/4 of Section 19, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming and is more particularly described as follows:

Lots 11 and 12, Block 129, Capitol Hill Addition to the City of Lander, Section 19, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming.

Said parcel contains 15,604 square feet or 0.36 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 lots and easements, and

That the undersigned owners of the land shown and described on this plat 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 ____, 2025

Rocky J. Yaldas
STATE OF WYOMING } SS.
COUNTY OF FREMONT }

The foregoing dedication was acknowledged before me, a Notary Public in and for the State of Wyoming, by Rocky J. Yaldas, this ____ day of ____, 2025.

By: _____

Witness my hand and official seal

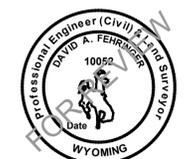
My commission expires _____

EXECUTED this ____ day of ____, 2025

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 CAPITOL HILL ADDITION BLOCK 129, LOTS 11 AND 12 RE-PLAT, SECTION 19, T33N, R99W, 6th PM, TO THE CITY OF LANDER, FREMONT COUNTY, WYOMING; as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Lander regulations governing the subdivision of land.

David A. Fehringer, PELS 10052



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.
3. The water service connection at 1156 South 2nd Street is shown as an approximate location.



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

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