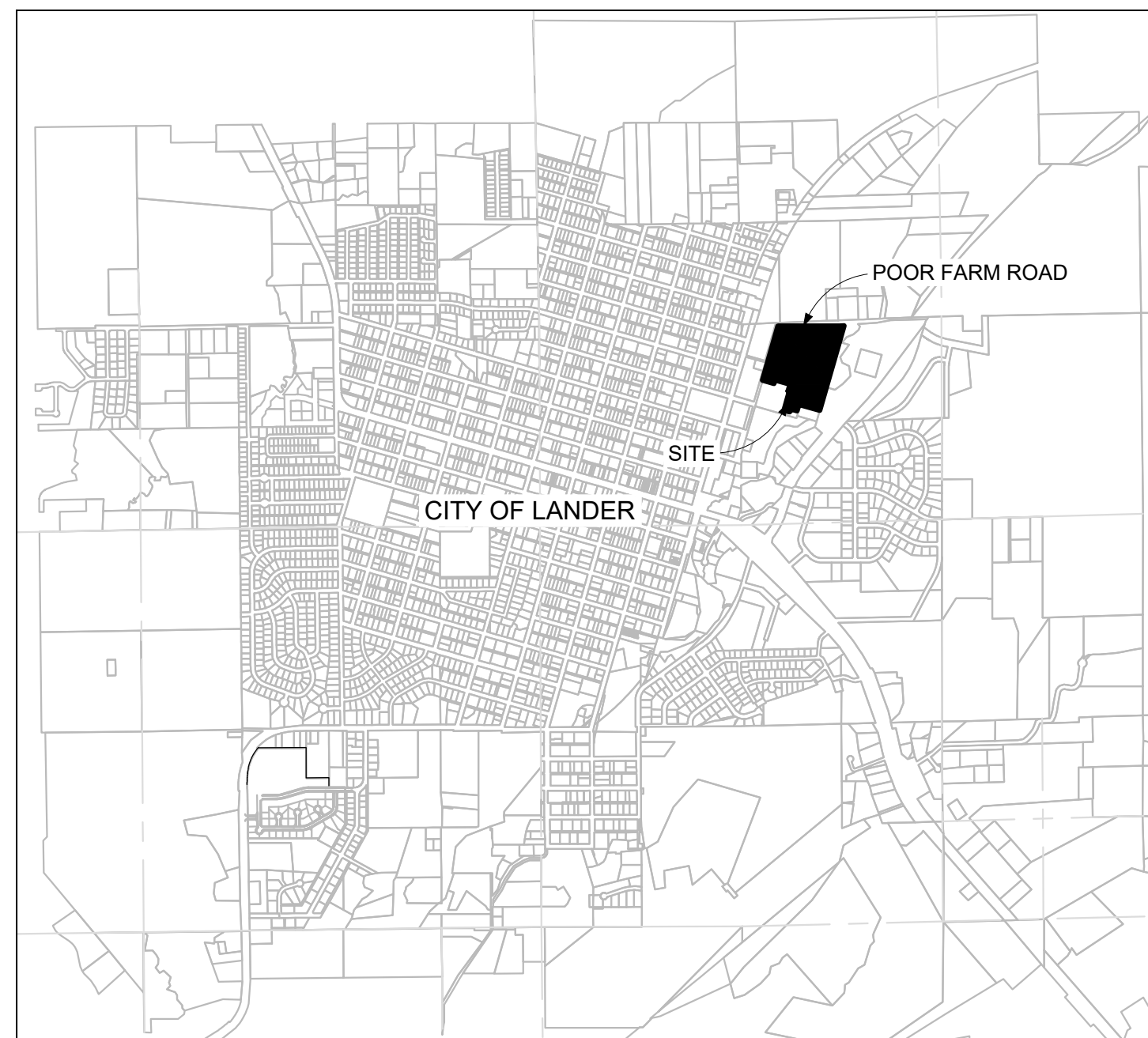


RIVERWOOD ESTATES SUBDIVISION - PHASE 2A - PHASE 2 REPLAT

NW¼ OF SECTION 17, T.33N., R.99W., 6th PM
FREMONT COUNTY, WY
PRELIMINARY PLAT
FOR AGENCY REVIEW



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:
Found 1-1/2" aluminum Cap PELS 5011
Found 1-1/2" Aluminum Cap PLS 11268
Subdivision Boundary
Phase 2A Boundary
Utility Easements

PLAT INFORMATION:
14 LOTS - 188,955 SF (4.33 AC.)
ZONE R3

CITY COUNCIL CERTIFICATE:
Approved by the City Council of Lander on this ____ day of ____ 2026.

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 ____, 2026 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 ____ 2026.

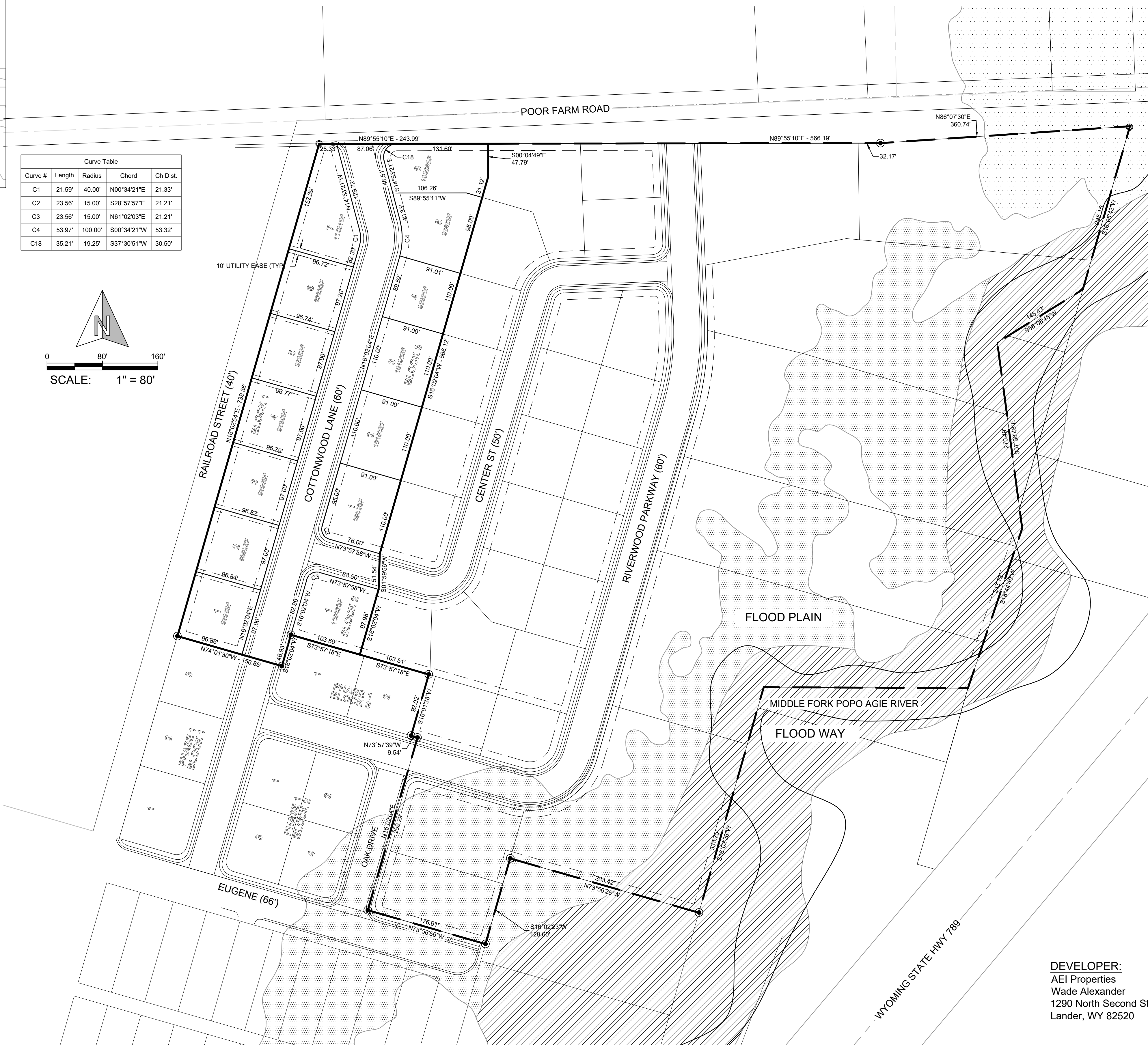
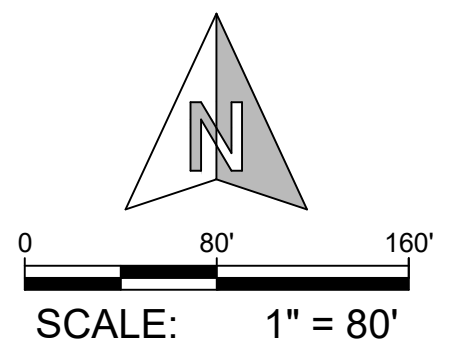
Chairman _____

CITY ENGINEER CERTIFICATE:
Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2026.

City Engineer _____

- GENERAL NOTES:**
- Considering the Basis of Bearing to be the line between the NW corner of NW¼ Section 17, T33N, R99W, 6th PM. Said line having a bearing of N87°44'20"E.
 - Existing zoning is R-3
 - A soils report was prepared for Riverwood Subdivision Phase 1 (May 2008) and is available at the City of Lander
 - Pathway to be used for pedestrian and bicycle traffic only. No motor vehicles of any sort are to be allowed except for maintenance and plowing operations. To be dedicated by separate instrument.
 - Utility easements are ten feet (10') in width unless noted.
 - No water rights exist for this parcel

Curve #	Length	Radius	Chord	Ch Dist.
C1	21.59'	40.00'	N00°34'21"E	21.33'
C2	23.56'	15.00'	S28°57'57"E	21.21'
C3	23.56'	15.00'	N61°02'03"E	21.21'
C4	53.97'	100.00'	S00°34'21"W	53.32'
C18	35.21'	19.25'	S37°30'51"W	30.50'



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:
The undersigned AEI Properties, LLC, A Wyoming Limited Liability Company, having an equitable interest in the land shown on this plat, do hereby certify:
That the foregoing plat designated as RIVERWOOD ESTATES SUBDIVISION PHASE 2A - PHASE 2 REPLAT, is located in the Northwest Quarter (NW¼) of Section 17, T33N, R99W, 6th PM, City of Lander, Fremont County, Wyoming, and is more particularly described as follows:

Beginning at the northwest corner of Riverwood Subdivision Phase 2 also being the northwest corner of Block 146, Buena Vista Park Addition;
Thence along the north line of said Phase 2 N89°55'10"E, a distance of 243.99 feet;
Thence leaving said north line and continue S00°04'49"E, a distance of 47.79 feet;
Thence S16°02'04"W, a distance of 566.12 feet;
Thence S01°59'56"W, a distance of 51.54 feet;
Thence S16°02'04"W, a distance of 97.98 feet;
Thence N73°57'16"W, a distance of 103.50 feet;
Thence S16°02'04"W, a distance of 46.93 feet;
Thence N74°01'30"W, a distance of 156.85 feet;
Thence N16°02'54"E, a distance of 739.39 feet, to the Point of Beginning, and contains 4.33 ac, more or less, and 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 owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) 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 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.

EXECUTED this ____ day of ____, 2026

AEI PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY
WADE ALEXANDER (PRESIDENT)

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by Wade Alexander (President), this ____ day of ____, 2026.

By: _____
Witness my hand and official seal
My commission expires _____

CERTIFICATE OF SURVEYOR
I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE RIVERWOOD ESTATES SUBDIVISION PHASE 2A - PHASE 2 REPLAT; AS LAID OUT, PLATTED, DEDICATED AND SHOWN HERON, THAT SUCH PLAT WAS FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME 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 THE CITY OF LANDER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



DEVELOPER:
AEI Properties
Wade Alexander
1290 North Second Street
Lander, WY 82520



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

D:\22-007_ALEXANDER RIVERWOOD.DWG PHASE 2A - MAR 25\PLAT\RIVERWOOD_PLAT_PHASE 2_COTTONWOOD.dwg SAVED DATE 2026-02-15 21:51 USER: fes