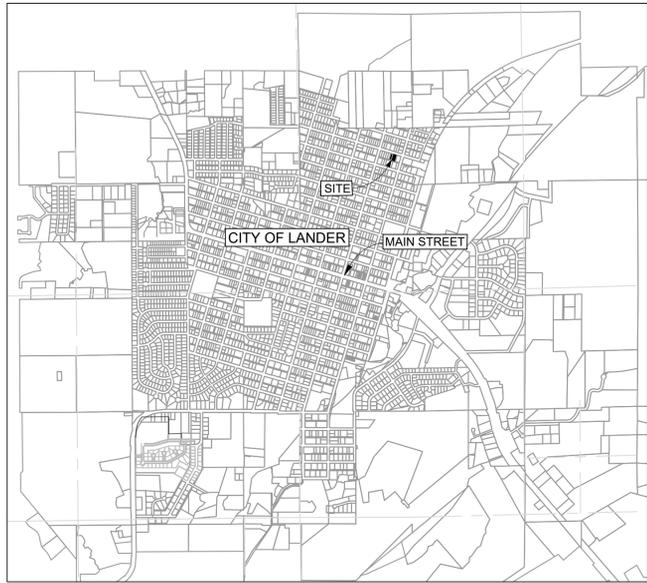
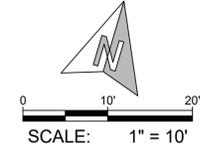


AMORETTI'S 2nd ADDITION BLOCK 95, LOTS 3-5 RE-PLAT

SE $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 7, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND:**
- Set Property Corner 1- 1/2" Aluminum Cap on a 5/8" x 24' rebar ●
 - Found Diamond Rod Property Corner ⊙
 - Found 1 - 1/2" Aluminum Cap on a 5/8" x 24" Rebar marked HLS ⊕
 - Found 1" Hollow Pipe Property Corner ○
 - Measured Boundary ———
 - Setback Lines - - - - -
 - Building Footprint ▭
 - Sewer line — W — W —
 - Waterline — SS — SS —

RE-SUBDIVISION INFORMATION:
2 LOTS - 22,735 SF (0.52 AC.)
ZONE R3

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

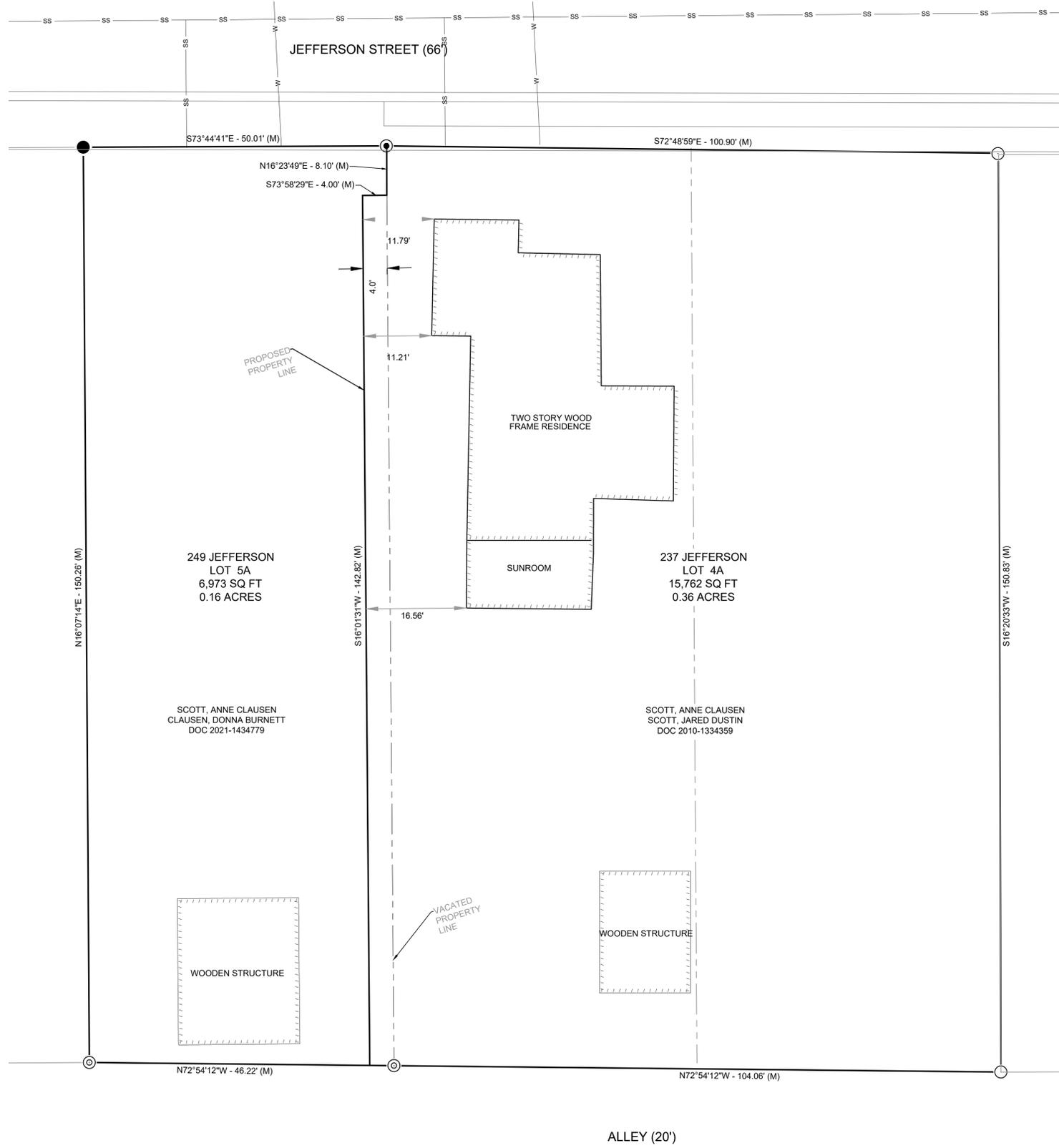
Deputy Clerk

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

Chairman

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

City Engineer



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

ANNE CLAUSEN SCOTT and JARED DUSTIN SCOTT, being the owners of lots 3 and 4, Block 95 of the Amoretti's 2nd Addition to the City of Lander, as described in Document 2010-1334359, and ANNE CLAUSEN SCOTT and DONNA BURNETT CLAUSEN being the owners of Lot 5, Block 95 of the Amoretti's 2nd Addition to the City of Lander as described in Document 2021-1434779:

As it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be re-subdivided into lots as shown and designated the same to be henceforth known as AMORETTI'S 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT and 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 and hereafter generally utilized by the public.

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 ____ 2025

ANNE CLAUSEN SCOTT

JARED DUSTIN SCOTT

DONNA BURNETT CLAUSEN

STATE OF WYOMING)
)SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by ANNE CLAUSEN SCOTT, JARED DUSTIN SCOTT, and DONNA BURNETT SCOTT this

____ day of ____ 2025.

By: _____

Witness my hand and official seal

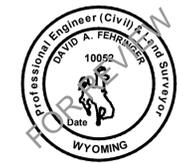
My commission expires _____

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. 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 AMORETTI'S 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT; 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.



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