

LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Subdivision of three lots - 137,527 square feet (3.16 Acres)
Zoned: R-2

SUBDIVIDER INFORMATION

Andrew Skiba and Jill Skiba, 1498 Sinks Canyon Road, Lander, WY
82520 located in the SE1/4NE1/4, Sec. 24, T33N, R100W, 6th P.M.,
Fremont County, Wyoming), per record in Documents 2018-1406096
& 2024-1454327.

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 SKIBA ADDITION, 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

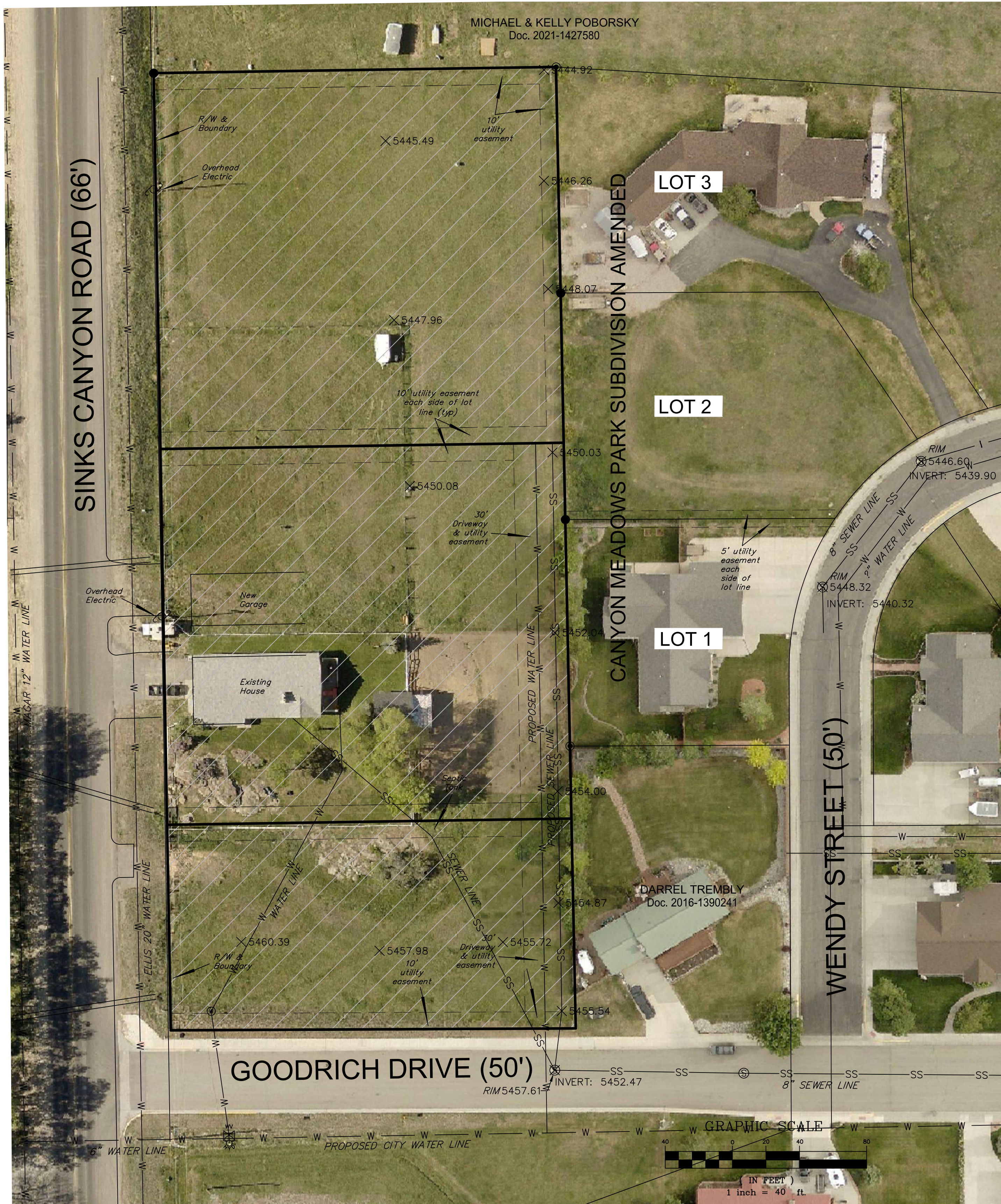
Deputy

Review Date: 2025-04-18

PLAT OF:

SKIBA ADDITION

located in the:
**SE1/4NE1/4, Sec. 24, T33N, R100W. 6th
P.M.
CITY OF LANDER, WY**



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Andrew Skiba and Jill Skiba, owners as recorded in Document 2018-1406096 on October 11, 2018 and Document 2024-1454327 on March 6, 2024, more particularly described as follows:

A tract of land located in the SE1/4NE1/4, Section 24, Township 33 North, Range 100 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Corner No. 1, which point is on the easterly right-of-way of the Sinks Canyon Road (S-103(1) and bears N. 19°41'00" E. a distance of 237.87 feet from the southwest corner of said SE1/4NE1/4 (a brass cap); thence proceed N. 89°45'24" E. a distance of 241.31 feet to Corner No. 2; thence proceed N. 1°08'22" W. a distance of 573.02 feet to Corner No. 3; thence proceed S.89°09'19" W. a distance of 239.88 feet, more or less, to Corner No. 4, which point is on the easterly right-of-way line of said Sinks Canyon Road; thence proceed along said right-of-way S.0°59'54" E. a distance of 150.48 feet to Corner No. 5; thence proceed N. 89°00'06" E. a distance of 145.20 feet to Corner No. 6; thence proceed S. 0°59'54" E. a distance of 300.00 feet to Corner No. 7; thence proceed S. 89°00'06" W. a distance of 145.20 feet, more or less, to Corner No. 8, which point is on the easterly right-of-way of said Sinks Canyon Road; thence proceed along said right-of-way S. 0°59'54" E. a distance of 120.00 feet, more or less, to Corner No. 1, the point of beginning.

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 SKIBA ADDITION, 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.

Andrew Skiba

Jill Skiba

STATE OF WYOMING)
COUNTY OF FREMONT) SS

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Joe Kluberton and Danielle Jean Kluberton.
Witness my hand and official seal:

My commission expires: _____

Notary Public

PLAT NOTES

This plat is to restructure Lots 15 and 16 of Block 116, SKIBA Addition, of the City of Lander, by changing the current lots to the division as shown hereon.

Per zone requirements for Zone R-2, Front setback is 28 feet, Side setback is 10 feet, Rear setback is 20 feet and Corner Lot setback is 23 feet, and are shown on this plat. Existing structure on Lot 2 have a temporary license recorded with this plat.

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 SKIBA ADDITION; 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 = T-BAR WITH CAP/
3/4" ALUM. CAP ON 5/8" POST
- ⊕ 1/2 = 1/2 INCH REBAR
- ⊕ 5/8 = 5/8 INCH REBAR
- ⊕ 3/4 = 3/4 INCH REBAR
- ⊕ 3.2 = 3.2" BRASS CAP ON 2.5" PIPE
- ⊕ 2.5 = 2.5" BRASS CAP ON 1.0" PIPE
- ⊕ 2.0 = 2.0" BRASS CAP ON 5/8" ROD
- ⊕ 3.2 = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊕ 2.5 = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊕ 2.0 = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊕ 1.5 = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊕ 1.5 = 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
- s = 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



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

PROJECT:
125104

Sheet 1
of 1 Sheets