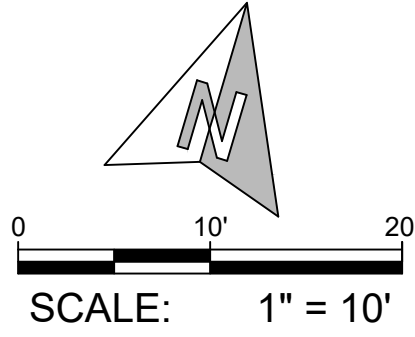


ORIGINAL CITY OF LANDER
BLOCK 18, LOTS 10 & FRACTIONAL
LOT 9
RE-PLAT
SECTION 18, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

YVONNE ELLIOTT, being the owner of lands described in Document 2016-1386902, recorded April 12, 2016, more particularly described as follows:

The Westerly 2 feet of the Southerly 25 feet of Lot 9, and all of Lot 10, Block 18, the Original City of Lander, Fremont County, Wyoming.

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 THE ORIGINAL CITY OF LANDER, BLOCK 18, LOT 10, AND FRACTIONAL LOT 9, RE-PLAT, CITY OF LANDER, 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

YVONNE ELLIOTT

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by YVONNE ELLIOTT, this

____ day of ____, 2025.

By: _____

Witness my hand and official seal

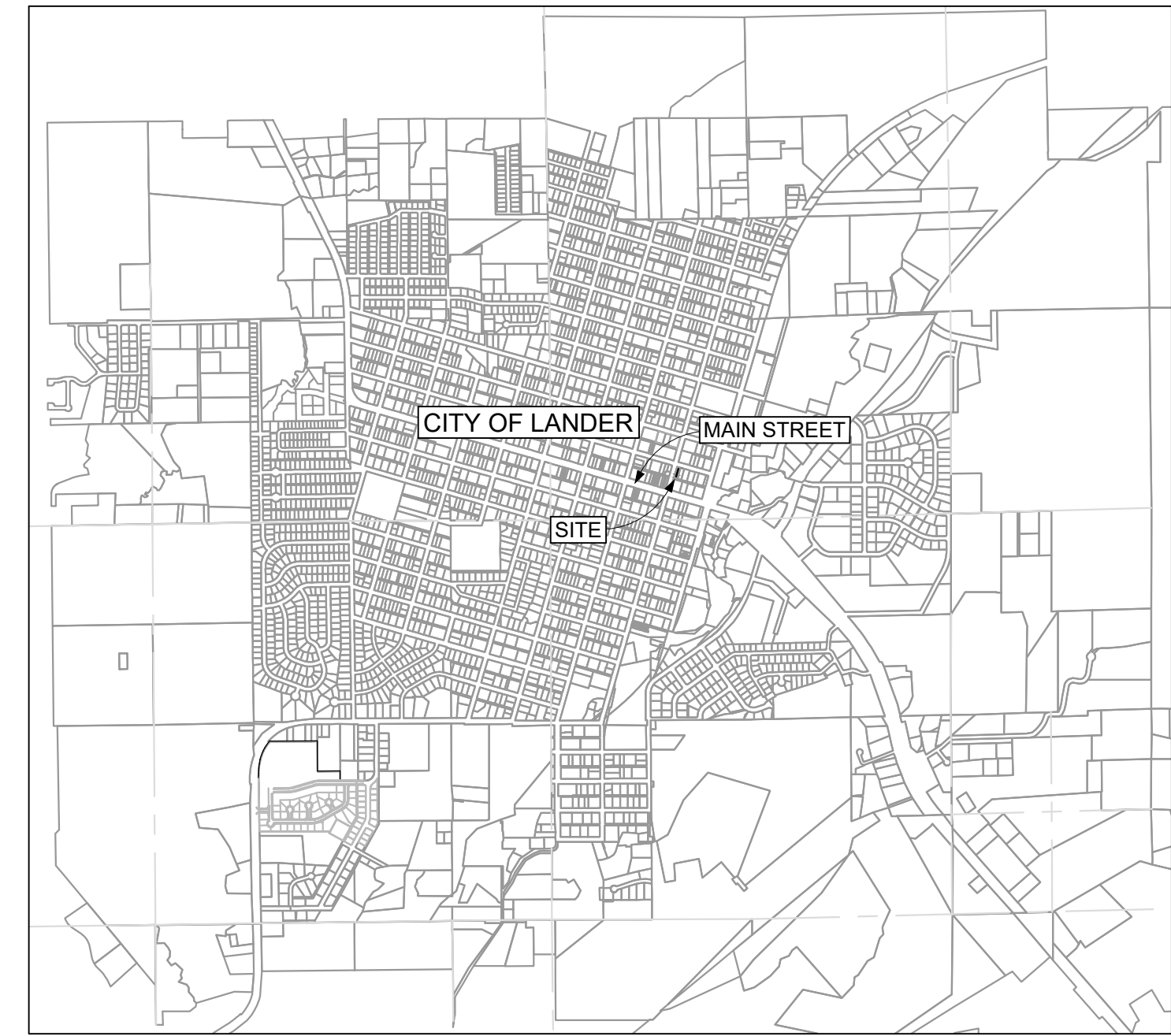
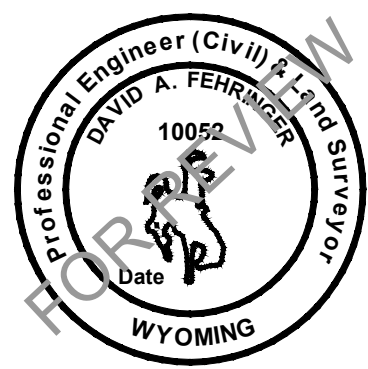
My commission expires _____

NOTES:

- 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.
- Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R)
- Water and sewer services for Lot 10A are required to be installed prior to any new construction

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 THE ORIGINAL CITY OF LANDER, BLOCK 18, LOT 10 AND FRACTIONAL LOT 9, RE-PLAT, CITY OF LANDER; 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.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked PELS 10052
- Set Property Corner - Magnetic nail & washer
- Found 1-1/2" Aluminum Cap PELS 5011
- Electric Meter
- Gas Meter
- Power pole
- Subdivision Boundary
- Utility Easements
- Setback Lines
- Concrete walks, driveways, structures
- Fence lines
- Water lines
- Sewer lines
- Overhead Power
- Gas Line

RE-SUBDIVISION INFORMATION:

2 LOTS - 7,550 SF (0.17 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

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

2nd STREET (66')

LINCOLN STREET

LOT 10A
3,750 SF

LOT 9

BENANDARIN, LLC
DOC 2023-1450851
185 LINCOLN ST

LOT 10B
3,800 SF

ONE STORY WOOD
FRAME RESIDENCE

ALLEY