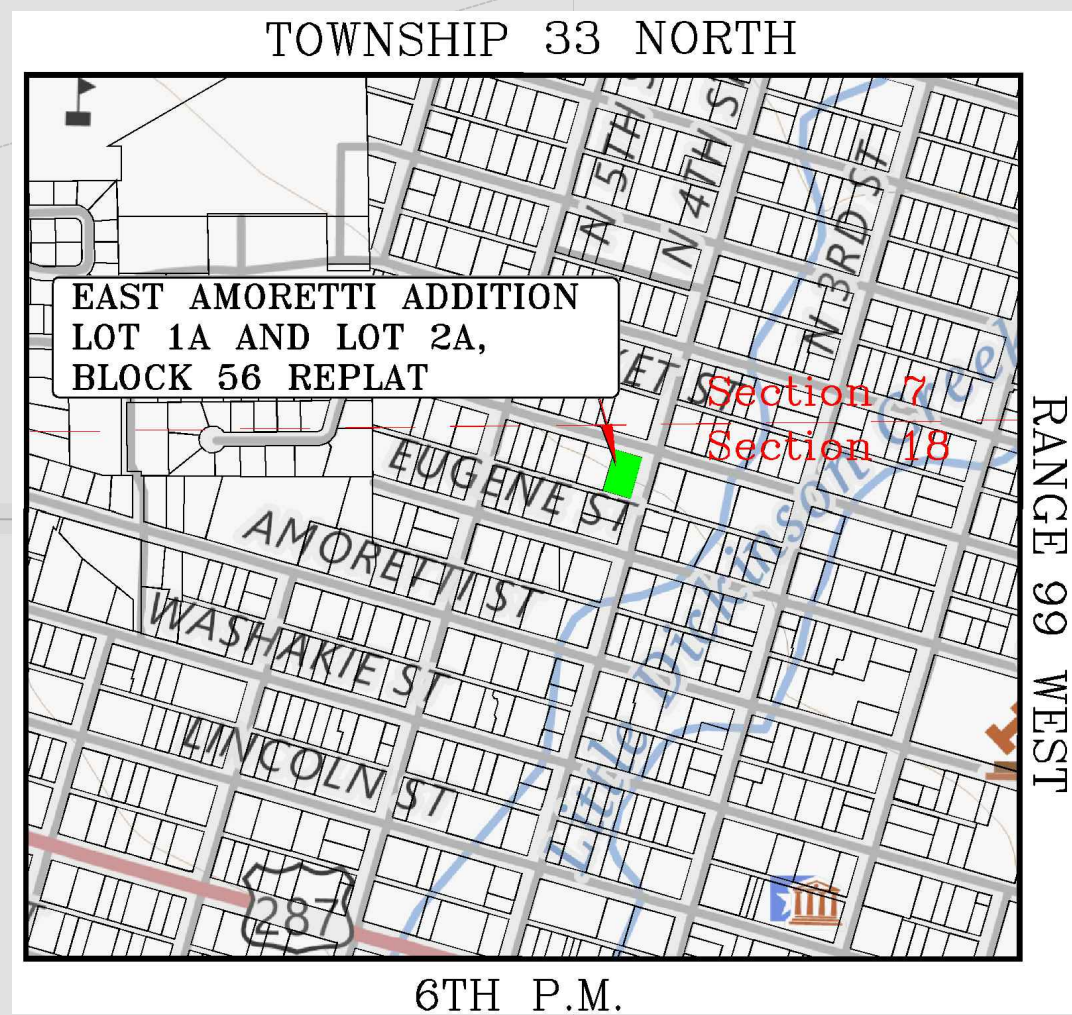


EAST AMORETTI ADDITION BLOCK 56, LOTS 1 & 2 REPLAT

located in the:
NW1/4NE1/4, Sec. 18, T33N, R99W. 6th P.M.
CITY OF LANDER, WY



WOOD STREET

66' WIDE STREET

66' WIDE STREET

CITY OF LANDER STREET INTERSECTION POINT

SECTION

Lot 5 Lot 4 Lot 3

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Christopher McDonald, owner of Lots 1 and 2, Block 56, East Amoretti Addition to the City of Lander as recorded in Document QCD 2023-1452446 on November 29, 2023, as it appears on this plat is with free consent, and in accordance with his desires have caused this property to be replatted into lots as shown and designated the same to be henceforth known as East Amoretti Addition, Block 56, Lots 1 and 2 Replat to the City of Lander, 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 described below as follows:

Beginning at point No. 1 (Northing 852159.00' Easting 1973403.21'), which point is also the Northeast Corner of Lot 3, Block 56 of the above said East Amoretti Subdivision, and bears South 84° 20' 39" East, a distance of 865.72 feet from the North 1/4 Corner of above said Section 18;

Thence North 73° 57' 48" East a distance of 100.0 feet to point No. 2. (Northing 852131.37' Easting 1973499.31');

Thence South 16° 02' 12" West a distance of 150.0 feet to point No. 3 (Northing 851987.21' Easting 1973457.88');

Thence North 73° 57' 48" West a distance of 100.0 feet to point No. 4 (Northing 852014.83' Easting 1973361.77')

Thence along the easterly line of said Lot 3 Block 56, North 16°02' 12" East a distance of 150.0 feet to point No. 1, the POINT OF BEGINNING of this description.

Said Area Contains 15000 Square Feet, or 0.344 Acres, more or less.

The Basis of Bearings of South 89° 27' 49" West was derived using NAD83 2011 Wyoming West-Central Coordinates of North 852269.26, East 1975203.12 for the Northeast corner of Section 18, and North 852244.34, 1972541.78 East, for the North 1/4 Corner of Section 18, Township 33 North, Range 99 West, 6th P.M.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use to install, repair, re-install, replace, and maintain 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 State of Wyoming's homestead exception laws are hereby waived and released.

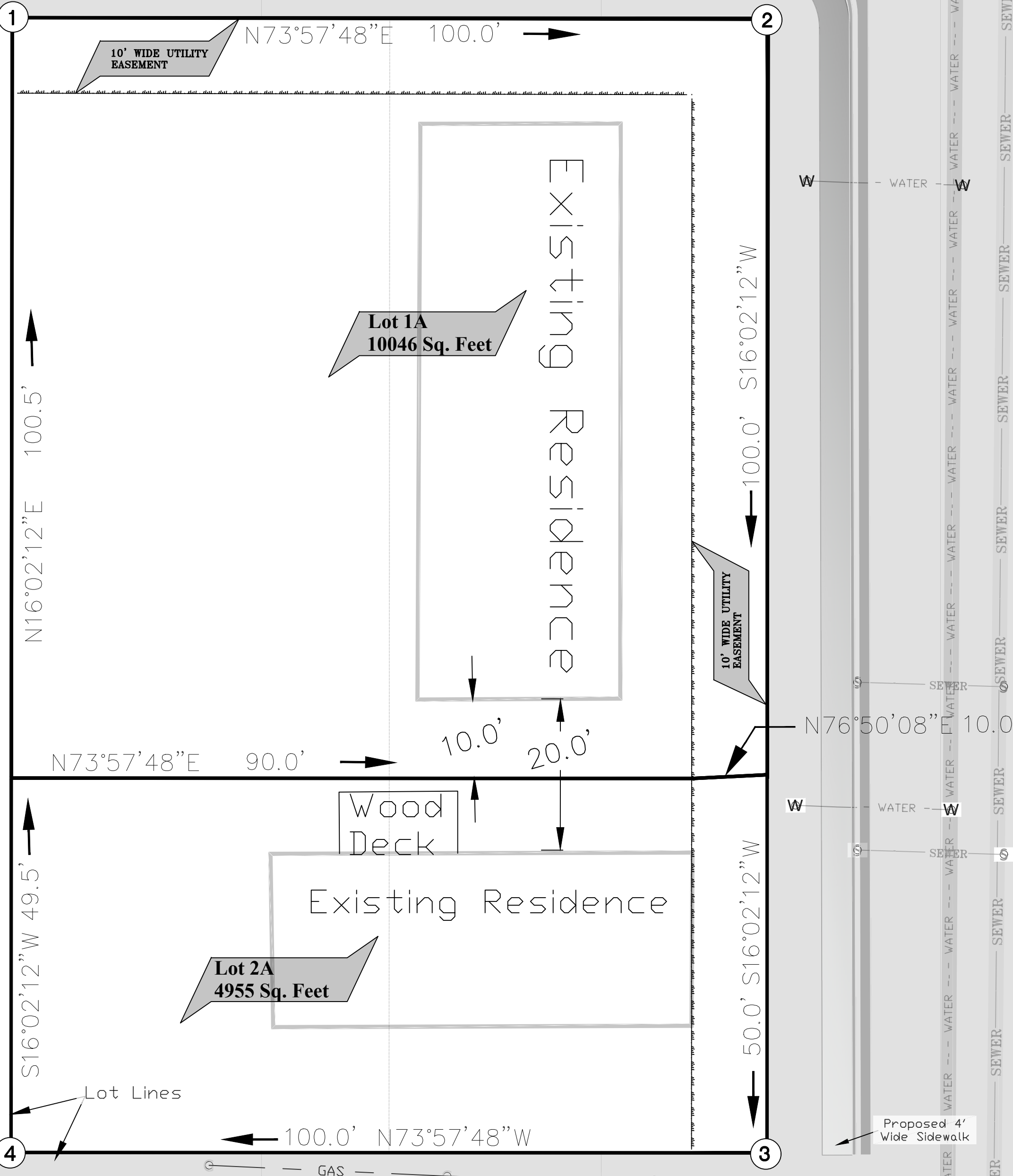
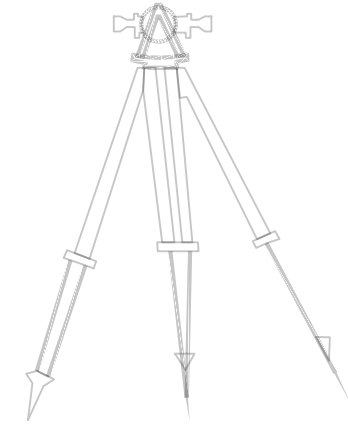
Executed this _____ day of _____, 2024

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me this _____ day of _____, 2024, by Christopher McDonald, Owner of Block 56, Lot 1 and Lot 2, Amoretti East Addition, Lander, WY.

Witness my hand and official seal:

My commission expires _____ Notary Public



SUBDIVIDER INFORMATION

Christopher McDonald, 575 North 4th Street, Lander, WY 82520 described as: (Lots 1 and 2, Block 56, East Amoretti Addition to the City of Lander, Fremont County, Wyoming), per record in Document QCD 2023-1452446.

PLAT NOTES

- 1.) This plat restructures Lots 1 and 2 of Block 56, Amoretti's Addition of the City of Lander, by changing the current lots from a division line running north-south to an east-west line.
- 2.) Per zone requirements for Zone R-3. The front setback is 20 feet, the Side setback is 10 feet, the rear setback is 20 feet, and the Corner Lot setback is 23 feet, as shown on this plat.
- 3.) Re-Platted into Two Lots - 15,000 square feet (0.344 Acres)
Zoned: R-3

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on this _____ day of _____, 2024

Chairman _____

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on this _____ day of _____, 2024

City Engineer _____

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of Lander on this _____ day of _____, 2024

Mayor _____

City Clerk _____

CLERK AND RECORDER'S CERTIFICATE

This plat approved of East Amoretti's Addition, Block 56, Lots 1 and 2 Replat, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____ o'clock _____ M., on the _____ day of _____, 2024 and is recorded in Plat Cabinet _____, Page _____ Document No. _____

Clerk & Recorder _____

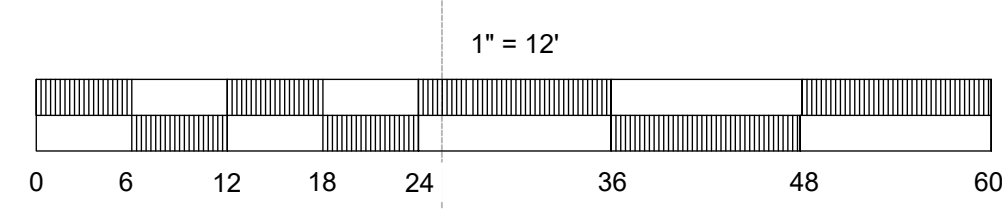
Deputy _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

I, David Spurlock, 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, correct, and complete replat of Amoretti Subdivision as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision 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 City of Lander regulations governing the subdivision of land.

In witness, whereof, I have set my hand and seal this _____ day of _____, 2024.



LEGEND

- ⊙ SET 1" ALUMINUM CAP
- ▲ CITY OF LANDER STREET INTERSECTION POINT
- ADJOINING PROPERTY LINE

