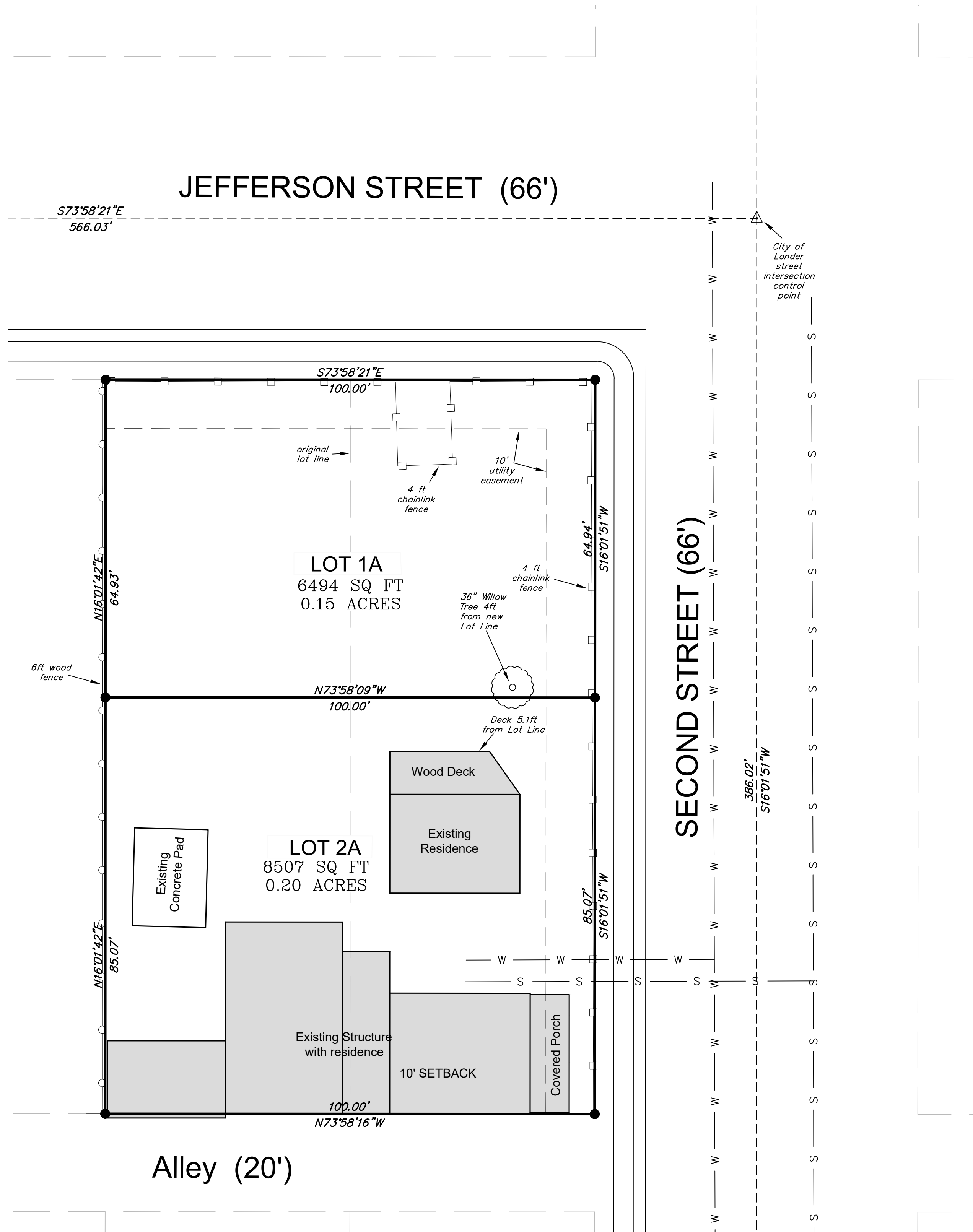


LOCATION MAP
Scale: 1" = 500'

CORRECTIVE PLAT OF:
**AMORETTI'S 2nd ADDITION
BLOCK 95, LOTS 1 & 2 REPLAT**

located in the:
**SE1/4SE1/4, Sec. 7, T33N, R99W. 6th
P.M.
CITY OF LANDER, WY**

JEFFERSON STREET (66')



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

K & L Investments, LLC., a Wyoming limited liability company, owners of Lots 1 and 2, Block 95, Amoretti's Second Addition, City of Lander. As recorded in Document 2023-1450740 on September 11, 2023.

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 Amoretti's Second Addition, Block 95, Lots 1 and 2 Replat, 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 _____, 2023.

Kevin Paul, managing member Lynn M. Ritter, managing member

STATE OF WYOMING)
COUNTY OF FREMONT) s.s.

The forgoing dedication was acknowledged before me this _____ day of _____, 2023, by Kevin Paul and Lynn M. Ritter, managing members of K & L Investments, LLC.

Witness my hand and official seal:

My commission expires: _____ Notary Public

PLAT NOTES

- Reason for correction is to change the certificate of ownership as the owners recorded a new deed from themselves to a limited liability company, without notifying the land surveyor.
- This plat is to restructure Lots 1 and 2 of Block 95, Amoretti's Second Addition, of the City of Lander, by changing the current lots from a division line running north-south to an east-west division line.
- Per zone requirements for Zone R-3, Front setback is 20 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 2A 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 AMORETTI'S SECOND ADDITION, BLOCK 95, LOTS 1 and 2 REPLAT; that this survey has referenced the record plat of Capital Hill Addition, recorded in Book 'A' of Plats, on September 25, 1905; 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 26th day of October, 2023.

"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-BAR WITH CAP/ 3/4" ALUM. CAP ON 5/8" POST
- ⊙ = 1/2 INCH REBAR
- ⊙ = 5/8 INCH REBAR
- ⊙ = 3/4 INCH REBAR
- ⊙ = 3.2" BRASS CAP ON 2.5" PIPE
- ⊙ = 2.5" BRASS CAP ON 1.0" PIPE
- ⊙ = 2.0" BRASS CAP ON 5/8" ROD
- ⊙ = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊙ = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊙ = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊙ = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊙ = 1.5" PLASTIC CAP ON 5/8" REBAR
- = NO MONUMENT FOUND OR SET, CALCULATED

UTILITIES LEGEND:

- = EASEMENT LINE
- ⊖ = ELECTRIC (Overhead)
- ⊖ = ELECTRIC (Buried)
- ⊖ = TELEPHONE (Cable)
- ⊖ = FENCE LINE
- ⊖ = 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

PLAT INFORMATION

Re-Platted into Two Lots - 15,001 square feet (0.34 Acres)
Zoned: R-3

SUBDIVIDER INFORMATION

Kevin Paul and Lynn M. Ritter, 865 North Second Street, Lander, WY 82520 described as: (Lots 1 and 2, Block 95, Amoretti's Second Addition to the City of Lander, Fremont County, Wyoming), per record in Document 2022-1443574.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the _____ day of _____, 2023.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the _____ day of _____, 2023.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of _____, 2023.

Mayor

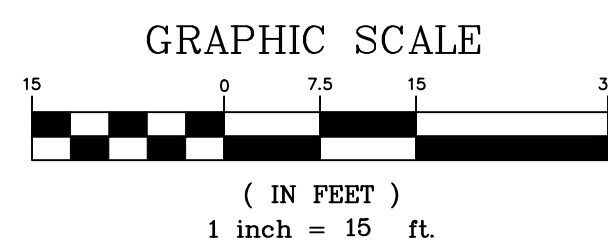
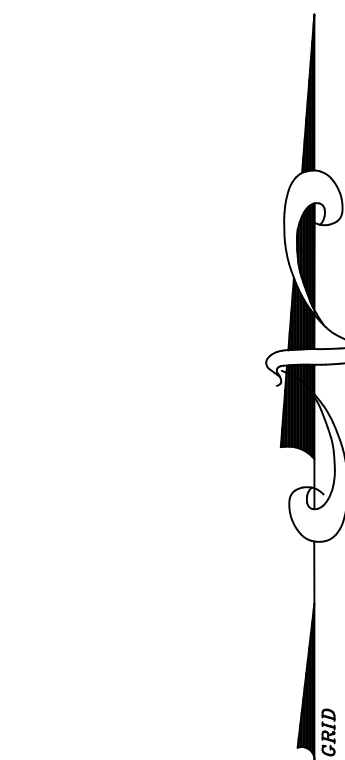
City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Amoretti's Second Addition, Block 95, 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 _____, 2023, and is duly recorded in Plat Cabinet _____, page _____, Document No. _____.

Clerk & Recorder

Deputy



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

PROJECT:
123113
Sheet 1
of 1 Sheets