

**STREET & ALLEY VACATION REQUEST**  
**\$225.00**

(For Office Use Only)

Date received: 9/20/23  
Fee: pd 9/29/23  
Planning Commission Hearing Date: Oct 5 Recommendation: \_\_\_\_\_  
City Council Hearing Date: \_\_\_\_\_ Ordinance # \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_

Name of Applicant: James Gregg and Karen N Meyer  
Physical Address: 473 S 4<sup>th</sup> St Lander Wy 82520  
Mailing Address: 473 S 4<sup>th</sup> St Lander Wy 82520  
Legal Description of Property: TWP 33N RNC 099W Sec 18 TR IN  
NESW & JI Pattens ADDN BLK 42 FR LOT 20  
WD 2010-1339903

Please provide the following supporting documents:


1. A list of all property owners and their mailing addresses within 400' of the requested vacation:
2. State specifically why you are asking for this vacation.
3. The request for vacation shall be made by all of the owners of lots within that portion of the overall plat sought to be vacated. List all owners and have original signatures of all owners.
4. Copies of all filed deeds showing ownership.


**A public hearing will be held at the first reading of the ordinance for the requested vacation. A notice shall be sent to all property owners within 400' of the requested vacation.**

The following are the procedures for processing a street or alley vacation request.

- a. Review the request with the City Staff. At this point, you will receive the necessary forms and instructions for filling out and filing said forms.
- b. The Planning Commission meets the fourth Thursday of the month. By ordinance, a legal notice regarding the request must be sent to all property owners within 400' prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet his publication requirements. There will be no exception from the twenty-one (21) day filing deadline date.

- c. **The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request. If no one is present at the hearing, the request may be denied at the discretion of the Board.**
- d. All public hearings are held by the City Council in the City Council Chamber, 240 Lincoln Street, starting at 6:00 p.m.

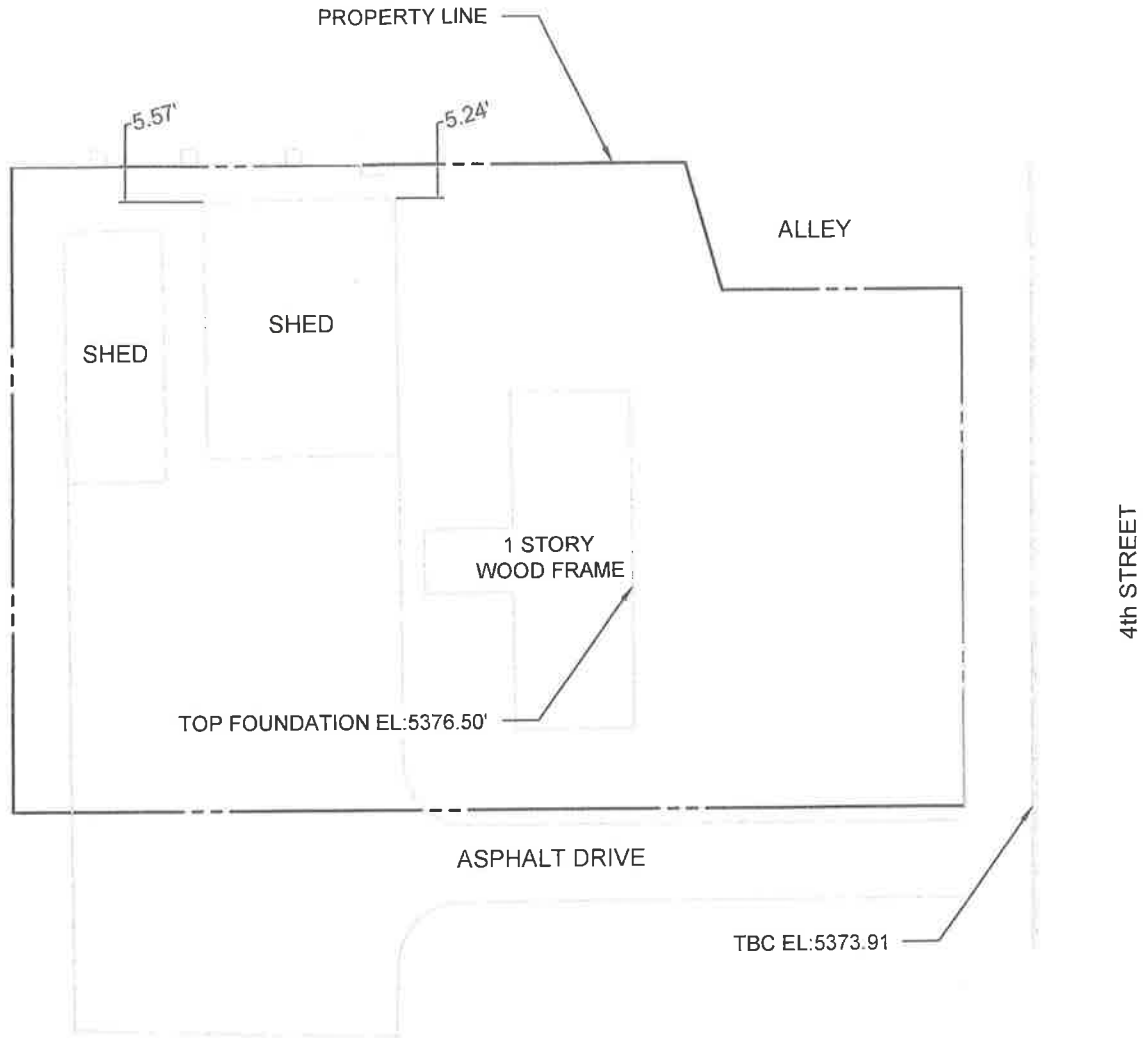
  
Applicant

  
Applicant

To The Planning Commission,

We are looking to make improvements to our lot at 473 S 4<sup>th</sup> St by removing existing duplex structure and replacing it with a larger new single family home that would come within six and a half feet of the existing alley. We have taken care of this alley area since 1996. Please see the attachments of the legal description and site map along with the proposed new structure.

Sincerely,  
Dregg Meyer





**LEGEND:**

- FOUND 1.5" ALUMINUM CAP LS 5042
- ⊕ FOUND 3/8" REBAR

**TRACT LEGAL DESCRIPTION:**

An existing alley as dedication to the City of Lander within Section 18, T.33N., R.99W., 6th PM., City of Lander, Fremont County, Wyoming, more particularly described as follows:  
 Commencing from the Southeast Corner of Lot 1, Block 42, J.I. Patten's Addition to the Townsite (now City) of Lander. Thence proceed S16°49'48"W, a distance of 19.95 feet, more or less, to the northeast corner of Lot 20, Block 42;  
 Thence N73°49'57"W, a distance of 37.74 feet, more or less, along the north line of said Lot 20 to the west line of the Southeast 1/4 of said Section 18;  
 Thence N00°19'18"W, a distance of 20.86 feet, more or less, along the said west line of the Southeast 1/4 of said Section 18 to the south line of said Lot 1, Block 42;  
 Thence S73°45'28"E, a distance of 43.89 feet, more or less, along the south of said Lot 1, Block 42, to the point of beginning of this description. Said Tract contains 814 square feet, more or less.

**CERTIFICATE OF SURVEYOR**

I, David A. Fehring, of Lander, Wyoming do hereby certify that the Parcel described and shown hereon was derived from notes taken during an actual survey made by me SEPTEMBER 18, 2023 and that this is a correct representation of said survey to the best of my knowledge.



 <b>FREMONT</b> <small>ENGINEERING   SURVEYING</small> 427 LINCOLN ST., STE 1 LANDER, WY 82520 <small>307.206.1007   FREMONTSURVEYING.COM</small>	 SCALE 1" = 10' <small>IF BAR LENGTH DOES NOT EQUAL 1"(ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.</small>	Drawn By: DAF Checked By: AE Job #: Date: 9/26/2023 Revision: Date: Explanation:	<b>ALLEY VACATION</b>  J.I. PATTEN'S ADDITION SECTION 18, T33N, R99W LANDER, WY	<b>GREG &amp; KAREN MEYER</b> 473 4th STREET LANDER, WY 82520
		ALLEY TO BE VACATED (814 SF)		

WARRANTY DEED

GREGG MEYER, a single person grantor(s), for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO, GREGG MEYER AND KAREN N. MEYER, husband and wife grantee(s), Whose address is: 2881 Sinks Canyon Road, Lander, Wyoming 82520 of Fremont County and State of Wyoming, the following described real estate, situate in Fremont County and State of Wyoming, to wit:

A portion of Lot 20, Block 42, J. I. Patten's Addition to the City of Lander, Fremont County, Wyoming, more particularly described as follows: Beginning at Point #1, the point intersection of the Northerly line of said Lot 20 with the West line of the NW¼SE¼ of Section 18, Township 33 North, Range 99 West, 6<sup>th</sup> P.M.; thence proceed S. 73°59' E. along the Northerly line of said Lot 20 a distance of 38.05 feet, more or less, to Point #2, the Northeastly corner of said Lot 20; thence proceed S. 16°01' W. along the Easterly side of said Lot 20 a distance of 81.0 feet, to Point #3; thence proceed N. 73°59' W. a distance of 14.43 feet, more or less, to Point #4, a point on the West line of said NW¼SE¼; thence proceed N. 0°14.7' W. along said West line a distance of 84.38 feet, more or less, to Point #1, the point of beginning hereinbefore mentioned.

AND

A tract of land in the NE¼SW¼ of Section 18, Township 33 North, Range 99 West, 6<sup>th</sup> P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Point #1 a point at the intersection of the East line of said NE¼SW¼ and the North line of the alley at Block 42 of J. I. Patten's Addition to the City of Lander, Fremont County, Wyoming; thence proceed S. 0°14.7' E., along the East line of said NE¼SW¼ a distance of 105.21 feet to Point #2; thence proceed N. 73°59' W. a distance of 135.57 feet to Point #3; thence proceed N. 16°01' E. a distance of 101.0 feet to Point #4; thence proceed S. 73°59' E. a distance of 106.12 feet, more or less, to Point #1, the point of beginning hereinbefore mentioned.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 21 day of Dec, 2010.

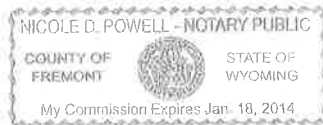
  
GREGG MEYER

STATE OF Wyoming

COUNTY OF Fremont

This instrument was acknowledged before me on 21<sup>st</sup> day December, 2010 by GREGG MEYER.

Seal



  
NOTARY PUBLIC

My commission expires: