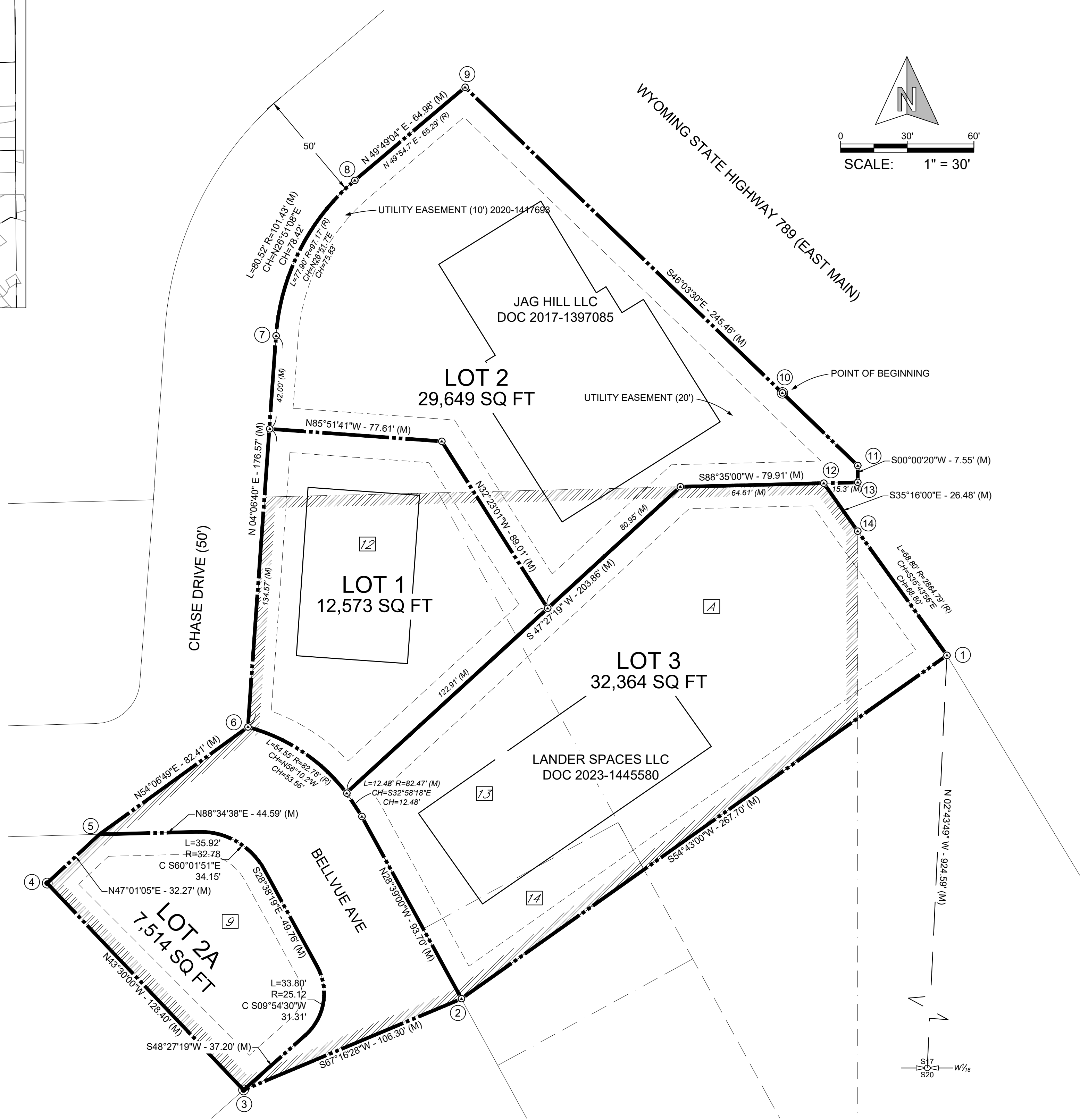


VICINITY MAP
SCALE: 1" = 2000'

JAG HILL SUBDIVISION

A Subdivision within the City Limits of Lander, Wyoming
Located in the SW¹/₄SW¹/₄ of Section 17, T33N, R99W,
6TH PM Fremont County, WY



BASIS OF BEARING:

Considering the Basis of Bearing to be the Easterly Line of JAG Hill Subdivision. Said line having a bearing of S46°03'30"E.

LEGEND:

- Set Property Corner - 1" Shiner with PK magnetic nail marked PELS 10052
- Found Property Corner - 2" Aluminum Cap on a 5/8" rebar
- Parcel Boundary
- Chevy Chase Subdivision Lots
- Vacated Area
- Utility Easement
- Chevy Chase Subdivision Lot to be vacated
- Measured (M)
- Record (R)

PLAT INFORMATION:

4 LOTS - 91,496 SF (2.10 AC.)

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on this ___ day of ___ 2023.

Chairman

CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ___ day of ___ 2023.

City Engineer

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ___ day of ___ 2023.

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 ___ 2023 and is duly recorded in Plat Cabinet ___, Page ___, No ___

NOTES:

1. 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.
2. Bearings and distances shown on this plat as per measured.
3. Lots 12, 13, a portion of 14, and a portion of Tract A will be vacated with this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
Know all men by these presents that the undersigned JAG HILL, LLC, a Wyoming Limited Liability Company, and Lander Spaces, LLC being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing PLAT designated as the JAG HILL SUBDIVISION, which is land consisting of Lot 9, Lot 12, Lot 13, a portion of Lot 14, and a portion of Tract A of Block 1 of the Chevy Chase Second Addition Amended to the Town (now city) of Lander and other lands all located within the SW¹/₄SW¹/₄ of Section 17, T 33 N, R 99 W of the 6th P.M., the City of Lander, Fremont County, Wyoming, and is more particularly described as follows:

Beginning at a point (point no. 1) which bears N02°43'49"E, a distance of 924.59' feet, more or less, from the W¹/₆ Corner common to said Section 17 and Section 20. Said point being a point on the Southerly right-of-way of Wyoming State Highway 789.
Thence leaving said highway right-of-way and continuing S54°43'00"W, a distance of 267.70 feet to point no. 2, being on the easterly right-of-way of Bellevue Avenue;
Thence S67°16'28"W, a distance of 106.30 feet to the southerly corner of said Lot 9 to point no. 3;
Thence N43°30'00"W, a distance of 128.40 feet along the westerly line of said Lot 9 to point no. 4;
Thence N47°01'05"E, a distance of 32.27 feet along the northern line of said Lot 9;
Thence N54°06'49"E, a distance of 82.41 feet to the southwesterly corner of said Lot 12 to point no. 6
Thence along the Easterly right-of-way for Chase Drive N04°06'40"E a distance of 176.57 feet to a tangential curve to the right to point no. 7;
Thence along said curve with an arc length of 80.52 feet, radius of 101.43 feet, chord bearing of N26°51'08"E, a distance of 78.42 feet to point no. 8;
Thence N49°49'04"E, a distance of 64.98 feet, more or less to the intersection of the Chase Drive right-of-way and the Wyoming State Highway 789 right-of-way to point no. 9;
Thence along said Highway right-of-way S46°03'30"E, a distance of 245.46 feet to point no. 10;
Thence S00°02'00"W, a distance of 7.55 feet along the said Southerly boundary of Highway 789 to point no. 11;
Thence S88°35'00"W, a distance of 15.31 feet along the said Southerly boundary of Highway 789 to point no. 12;
Thence S35°16'00"E, a distance of 26.48 feet along the said Southerly boundary of Highway 789 to point no. 13 being the beginning of a tangential curve to the right;
Thence along said curve along an arc length of 68.8 feet, radius of 2864.79 feet, chord bearing of S35°43'56"E and distance of 68.80 feet, more or less to the point of beginning of this description.

Said JAG HILL SUBDIVISION contains 74,586 sq. feet, (1.71 ACRES) more or less, and

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat does (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 or hereafter generally utilized by the public.

EXECUTED this ___ day of ___ 2023.

BY: Paul J. Guschewsky (President)

BY: Carrie Lee Guschewsky (Secretary)

STATE OF WYOMING }
COUNTY OF FREMONT }

Subscribed and sworn to me before this ___ day of ___ 2023 by Paul J. Guschewsky (President) and Carrie Lee Guschewsky (Secretary).

Witness my hand and official seal

Notary Public

My Commission expires

CERTIFICATE OF SURVEYOR
I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF JAG HILL SUBDIVISION TO THE CITY OF LANDER; THAT THE SAME WAS PREPARED FROM RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION SEPTEMBER 2023, AND IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

