

VICINITY MAP  
SCALE: 1" = 2000'

**LEGEND:**

Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked PELS 10052	
Found 1-1/2" Set Monument	
Record Bearing and Distance	
Subdivision Boundary	
Utility Easements	
Setback Lines	
Concrete walks, driveways, structures	
Fence lines	
Water lines	
Sewer lines	
Gas lines	
Overhead power lines	

**REPLAT INFORMATION:**

2 LOTS - 20,850 SF (0.48 AC.)  
ZONE R3

**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 \_\_\_\_.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Deputy Clerk

**PLANNING COMMISSION CERTIFICATE:**

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

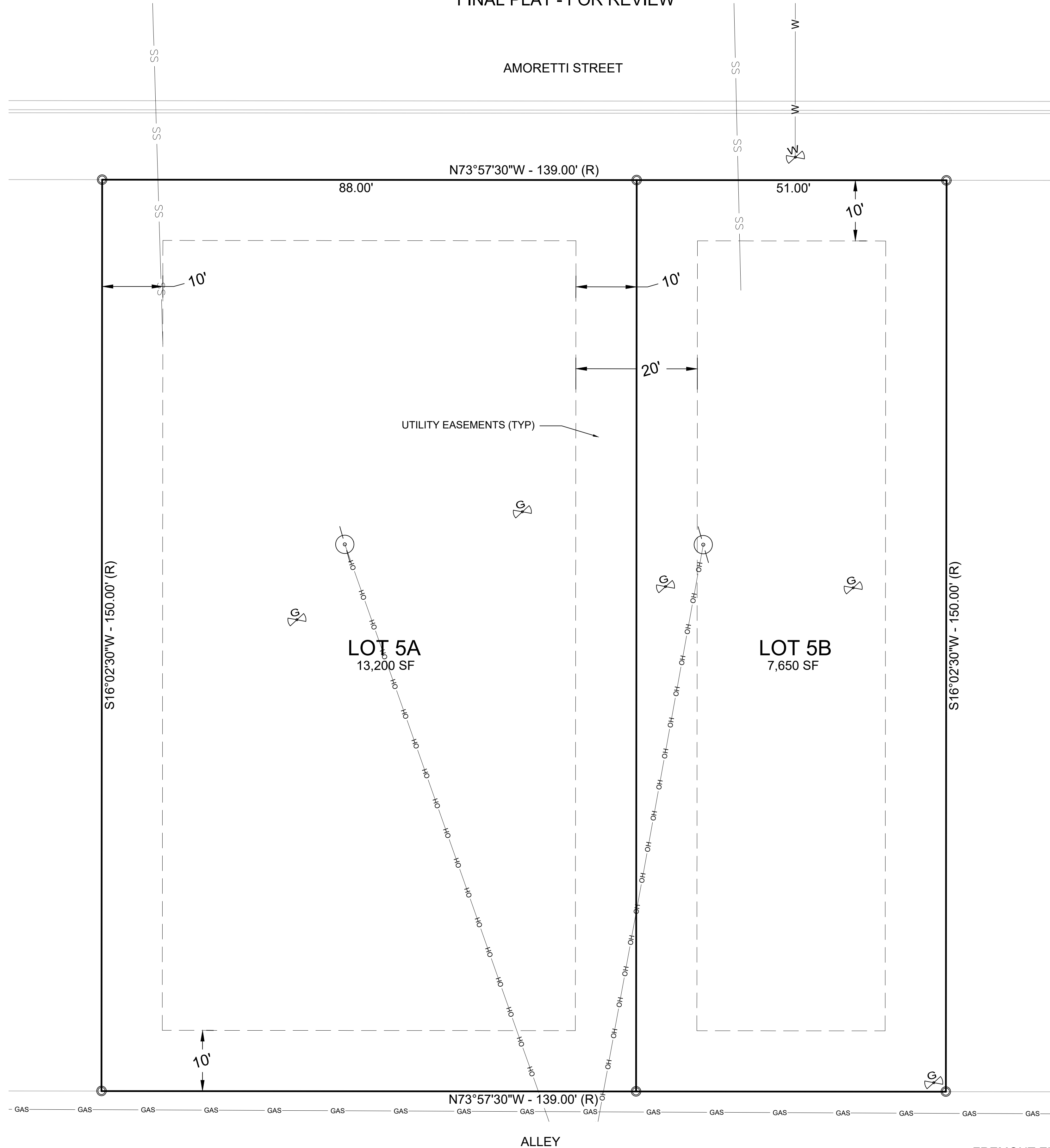
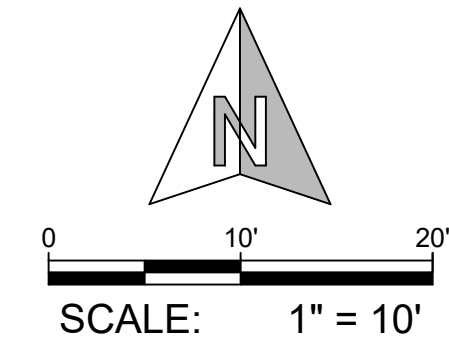
\_\_\_\_\_  
Chairman

**CITY ENGINEER CERTIFICATE:**

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

\_\_\_\_\_  
City Engineer

**THE GUSTIN ADDITION  
TO THE TOWN (NOW CITY) OF LANDER  
BLOCK 145  
THE WEST 14' OF LOT 4, LOT 5 & 6, AND THE  
EAST 1/2 OF LOT 7,  
RE-PLAT  
SECTION 18, T33N, R99W, 6th PM  
FINAL PLAT - FOR REVIEW**



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

Know all men by these presents that WILLIAM RICHARD METSCHER and BAMBI MICHELLE METSCHER, being the owners of lands described as THE WESTERLY 14 FEET OF LOT 4, ALL OF LOTS 5 AND 6, AND THE EAST 1/2 OF LOT 7, BLOCK 145, GUSTIN ADDITION TO THE CITY OF LANDER, located in Section 18, Township 33 North, Range 99 West, 6th PM, 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 subdivided into lots as shown and designated the same to be henceforth known as THE GUSTIN ADDITION TO THE CITY OF LANDER, BLOCK 145, LOTS 5A AND 5B.

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 \_\_\_\_, 2023

\_\_\_\_\_  
WILLIAM RICHARD METSCHER

\_\_\_\_\_  
BAMBI MICHELLE METSCHER

STATE OF WYOMING )  
                                  ) SS.  
COUNTY OF FREMONT )

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_ 2023, by WILLIAM RICHARD METSCHER and BAMBI MICHELLE METSCHER

By: \_\_\_\_\_

Witness my hand and official seal

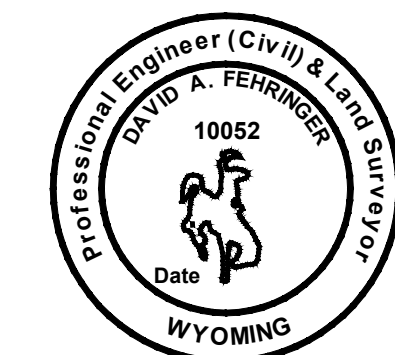
My commission expires \_\_\_\_\_

**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 record

**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 RE-PLAT OF GUSTIN ADDITION, BLOCK 145, WEST 14' OF LOT 4, LOTS 5 & 6, AND THE EAST 1/2 OF LOT 7, CITY OF LANDER, FREMONT COUNTY, STATE OF WYOMING; 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.



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