

CITY OF LANDER

FINAL PLAT CHECKLIST

FEES
FINAL PLAT - \$400.00

FOR OFFICE USE ONLY

CASE # 5 23.05

Date Received 6/30/23

Planning Commission Hearing Date For Final Plat 8/3/23

Date of Preliminary Plat Approval _____

_____ Check here if a minor plat (5 lots or less and no new streets)

This checklist is to be used as a guide for developers to insure that the form of final plats are correct and complete and that all required supporting materials have been included in the plat submittal. ALL FINAL PLAT SUBMITTALS MUST BE ACCOMPANIED BY THE COMPLETED CHECKLIST.

Fill in the blanks and check each item as it is completed. Enter "NA" (not applicable) next to any item which does not apply and explain on a separate sheet.

Incomplete or inaccurate submittals will not be accepted. Final plats and the design standards used in their preparation must comply with all of the applicable provisions of the Subdivision and Land Use Regulations of the City of Lander. Questions regarding this checklist should be directed to the Planning Department at 332-2870.

THIS CHECKLIST IS ONLY A GUIDE. THE SUBDIVISION AND LAND USE REGULATIONS ARE TO BE CONSULTED FOR DETAILS.

Please answer all questions. Answers should be clear, readable and contain all the necessary information. Please fill out completely. Use back or attach a separate sheet if additional space is needed.

Name of Subdivision: Faerber Addition 552 Amoretti

Date Submitted: June 29, 2023

Owner(s) Name and Address: Steve Faerber, 336 4th St., Lander, WY 82520

Name and Address of Person or Firm Preparing Plat: David A. Fehringer, PELS
Fremont Engineering & Surveying, 427 Lincoln St., Lander, WY 82520

X 1. Final plat sheet size 24" x 36"

X 2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material

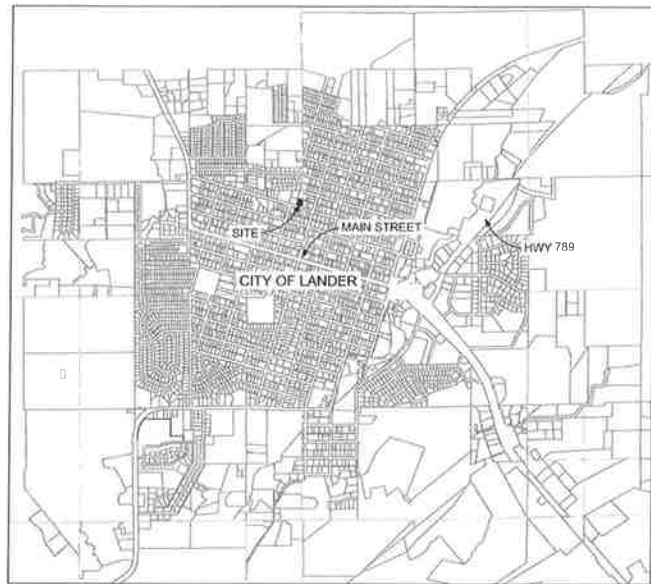
- X 3. Scale of 1"=100' or larger (scales noted on the plat) (1"=200' is allowable if minimum lot size is greater than five (5) acres.)
- X 4. Name of subdivision on the top center of each sheet and sheets numbered.
- X 5. General location of the subdivision by section, township, range, county and state.
- X 6. North arrow, date, scale, vicinity sketches.
- X 7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.
- X 8. Legal description within allowable error of closure.
- X 9. Location and description of all monuments with survey point of beginning noted on the map.
- X 10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)
- X 11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located
- X 12. Drainage easements labeled and appropriately dedicated
- X 13. Street names according to naming system with no duplication of existing street names
- X 14. Lots and blocks properly numbered
- NA 15. Any **exceptions** to the subdivision noted
- X 16. Total acreage of the subdivision and total number of lots noted
- X 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- X 18. Signed certification by a registered land surveyor
- X 19. Certificates for review and/or approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- X 20. Certificate for recording by the county Clerk and Records
- NA 21. Disclosure statement of hazards if required
- NA 22. Appropriate annexation language if the plat is also an annexation plat

REQUIRED SUPPORTING MATERIAL

- X 1. Total amount of final plat fee \$ 400.00
- X 2. Two (2) copies and one PDF of the Plat.

- X 3. A completed final plat checklist.
- NA 4. Supporting material on the final plat checklist, such as street plans and profiles, which may, if revised, create the need to adjust the plat configuration.
- NA 5. A variance request if applicable and within the provisions of Section 5.c of the Subdivision and Land Use Regulations.
- NA 6. Plans for elimination or ameliorating natural hazards.
- X 7. A subdivision application form (minor plat only)
- NA 8. Warranty deed and title insurance for public lands other than streets, alleys and easements.
- NA 9. Payment of fees in lieu of public land dedication.
- NA 10. Copies of recorded off site utility easement when necessary.
- NA 11. Disclosure statement regarding hazards in a form to be recorded if required.
- NA 12. Appropriate commitment guaranteeing the timely completion of required improvements.

Subdividers are requested to submit a cover letter with all plat submittals.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner - 2" Aluminum Cap on a 5/8" x 24" rebar marked PELS 10052
- Set Property Corner - Magnetic nail & washer
- Found 1-1/2" Aluminum Cap PLS 4866
- Electric Meter
- Gas Valve
- Power pole
- Subdivision Boundary
- Utility Easements
- Sheds or Covered Porches
- Concrete walks, driveways, structures
- Fence lines
- Water lines
- Sewer lines
- Overhead Power
- Gas Line

RE-PLAT INFORMATION:
2 LOTS - 24,102 SF (0.55 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.

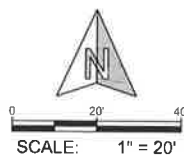
Chairman _____

CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City of Lander Engineer on this ____ day of ____, 2023.

City Engineer _____

**FAERBER ADDITION
TO THE
CITY OF LANDER**
NE 1/4 NW 1/4 & NW 1/4 NE 1/4,
SECTION 18, T33N, R99W, 6th PM
FREMONT COUNTY, WY
FINAL PLAT FOR REVIEW



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that STEVE FAERBER, being the owner of lands shown on this plat, does hereby certify:
That the fractional Lots 15 and 16, Block 115, of the Riverside Addition to the town of Lander, Fremont County, WY, shall be vacated.
That the foregoing plat designated as THE FAERBER ADDITION, is located in the NE 1/4 NW 1/4 and NW 1/4 NE 1/4 of Section 18, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, and is more particularly described as follows:

Beginning at point, which is on the east line of said NE 1/4 NW 1/4 and bears S.01°12'01"E., a distance of 400.31 feet from the northeast corner of said NE 1/4 NW 1/4; Thence proceed S.01°12'01"E., along said east line a distance of 16.64 feet; Thence proceed S.74°01'58"E., along the north line of vacated Lot 15 a distance of 7.17 feet; Thence S.01°33'45"E., along a distance of 75.82 feet; Thence proceed S.15°59'47"W., a distance of 77.77 feet, more or less, which point is on the northerly line of Amoretti Street; Thence proceed N.73°58'10"W., along said northerly line a distance of 153.44 feet; Thence proceed N.16°00'00"E., a distance of 165.86 feet; Thence proceed S.74°00'00"E., a distance of 117.70 feet, more or less, to the point of beginning.

That this subdivision, 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 platted into lots as shown and designated the same to be henceforth known as the Faerber Addition, to the City of Lander, Fremont County, Wyoming

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

STEVE FAERBER

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me by STEVE FAERBER, this ____ day of ____, 2023,

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 measured are designated as (M). Record bearings and distance are designated with (R)
3. Twenty foot (20') access easement to benefit Lot 1.
4. Sewer and Water services to be provided to Lot 1 prior to any residential construction

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 Faerber Addition to the City of Lander, Fremont County, 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.