

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
Know all men by these presents that:

Paul J. Ebbert and Nancy G. Ebbert, are the owners of the real property described as follows:

A parcel of land located in the NW¼NW¼, Section 13, Township 33 North, Range 100 West, 6th P.M., Fremont County, Wyoming. Beginning at the northwest corner of said Section 13; thence S. 00°48'51" E. 1336.78 feet to the southwest corner of the NW¼NW¼, of said Section 13; thence N. 89°08'33" E. along the south line of said NW¼NW¼, 1048.28 feet; thence N. 00°23'00" W. 100.07 feet; thence S. 89°04'36" W., 603.82 feet; thence N. 00°51'04" W. 1236.89 feet to the north line of the NW¼NW¼ said Section 13; thence S. 89°12'32" W. along said north line, 444.42 feet to the point of beginning of this description.

As it appears on this plat it is with free consent, and in accordance with the desires of the undersigned owner, containing 15.04 acres, more or less; have by these presents laid out, platted, and subdivided the same into lots as shown hereon and designated the same as EBBERT SUBDIVISION, Fremont County, State of Wyoming; do hereby reserve perpetual public easements for the installation of utilities and for irrigation and drainage facilities, as are laid out and designated on this plat. The dedication of the road or roads on this plat in no way obligates the Fremont County Commissioners to maintain such roads according to the requirements of the Fremont County Subdivision Regulations.

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 \_\_\_\_\_, 2024

Paul J. Ebbert

Nancy G. Ebbert

STATE OF \_\_\_\_\_ )  
                                          ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing dedication was acknowledged before me by Paul J. Ebbert and Nancy G. Ebbert this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

Witness my hand and official seal

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

**COUNTY PLANNING COMMISSION CERTIFICATE:**

This plat approved by the Fremont County Planning Commission on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman

**COUNTY COMMISSIONER'S CERTIFICATE:**

This plat of EBBERT SUBDIVISION, Fremont County, State of Wyoming is hereby approved by the Board of County Commissioners of Fremont County, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2024 for filing with the Clerk and Recorder of Fremont County subject to the provision that approval in no way obligates Fremont County for financing or constructing any of the improvements on lands, streets easements or other public or common areas.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman

Witness my hand and seal of the County of Fremont this \_\_\_\_ day of \_\_\_\_\_, 2023.

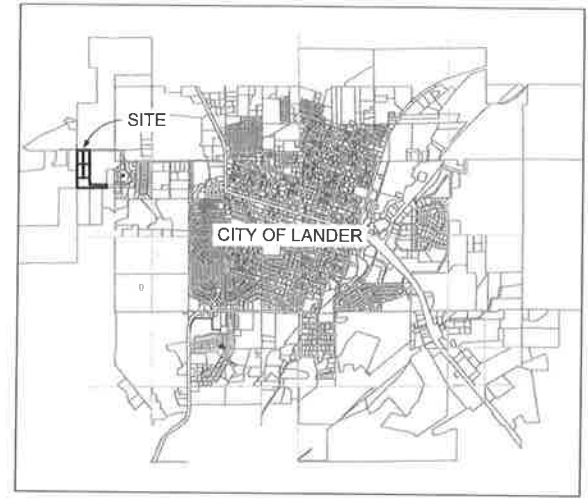
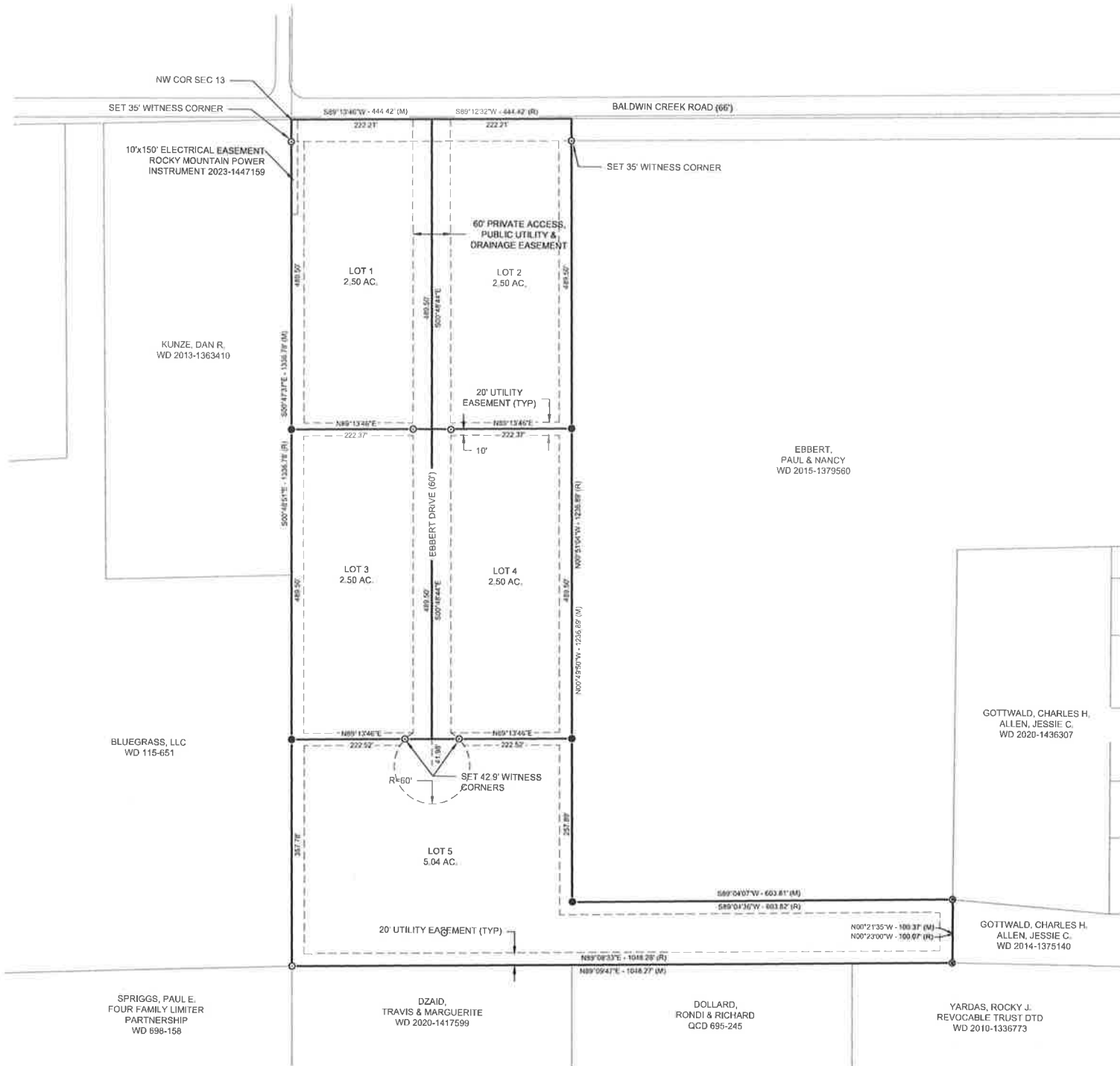
ATTEST: \_\_\_\_\_  
County Clerk and Recorder



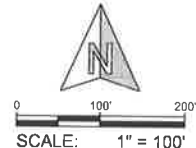
427 LINCOLN ST., STE 1  
LANDER, WY 82520

307.206.1007 | FREMONTSURVEYING.COM

February 6, 2024, R1



VICINITY MAP  
SCALE 1"=3000'



- LEGEND:**
- Found 3.5" Brass Cap PLSS Corner
  - Found 2" Property Corner
  - Set Witness Corner 1-1/2" Aluminum cap marked PELS10052
  - Set Property Corner - 1-1/2" Aluminum cap marked PELS10052
  - Lot lines
  - Easements

**IRRIGATION DEVELOPMENT & OPERATION PLAN:**  
LANDS WITHIN THIS SUBDIVISION HAVE ADJUDICATED RIGHTS under NORMAN DRAW through the BIG COTTONWOOD DITCH, with Appropriation of May 9, 1960 from Proof No. 27758, Certificate Record No. 67, Page 202 for 33.9 acres in the NW¼NW¼ of Section 13, T33N, R100W, 6th PM, Fremont County, WY  
LOT 1 containing 1.5 acres  
LOT 2 containing 1.5 acres  
LOT 3 containing 1.5 acres  
LOT 4 containing 1.5 acres  
LOT 5 containing 4.0 acres

All lot owners are advised that that a portion of irrigation rights within this subdivision replat are administered by the BIG COTTONWOOD DITCH COMPANY and may be assessed ditch company charges base upon irrigated acres within each lot.  
Normal water delivery may fluctuate due to drought, weather, ditch maintenance, etc.  
No lot may discharge water onto another lot except to drainage easements shown (and existing draws). Wyoming water law requires that any damage by one users water on the property on another creates a liability for the injuring party.

- GENERAL NOTES:**
- No public maintenance of streets or roads are anticipated
  - No public water supply system is proposed.
  - State law does not recognize any riparian water right. You shall have no right to irrigation water flowing past or through this subdivision other than that which is specifically adjudicated or appropriated to your lot via the State Engineers Office or the State Board of Control.
  - No lot owner shall impede, obstruct, divert, or in any way pollute any irrigation on land within this subdivision.
  - Severe soil limitations may exist. Conditions may preclude conventional building practices and the use of conventional septic systems. Engineered small wastewater systems may be required.
  - A Twenty feet (20') Utility Easement is provided along all lot boundaries unless stipulated otherwise on this plat
  - The Bearings on this plat are based upon NAD83 West Central Zone of the Wyoming State Plane Coordinate System.
  - Riverton Valley Electric Association, Inc unto Pacific Power and Light Company instrument recorded March 24, 1966 in Book 63 of Misc., Page 14 is a blanket easement and unplotable.

**CITY COUNCIL CERTIFICATE:**  
Approved by the City Council of Lander on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor  
City Clerk

**CITY PLANNING COMMISSION CERTIFICATE:**  
This plat approved by the City Of Lander Planning Commission on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman

**CLERK OR RECORDERS CERTIFICATE:**  
This plat was filed for record on the Office of the Clerk and Recorder at \_\_\_\_ o'clock \_\_\_\_ M on the \_\_\_\_ day of \_\_\_\_\_, 2024 and is duly recorded in Plat Cabinet \_\_\_\_\_, Page \_\_\_\_\_, and as Document No \_\_\_\_\_

Clerk and recorder      Deputy Clerk

**CERTIFICATE OF SURVEYOR**  
I, David A. Fehringer, of Lander, Wyoming do hereby certify this plat of EBBERT SUBDIVISION in the county of Fremont, State of Wyoming, is laid out, platted, dedicated and shown hereon, and correctly shows the location and dimension of lots and easements and roads of said subdivision as the same are staked upon the ground, as acknowledged hereon.



**Final Plat**  
**EBBERT SUBDIVISION**  
A SIMPLE SUBDIVISION  
LOCATED IN  
NW¼NW¼ SECTION 13,  
T33N, R100W, 6th PM  
FREMONT COUNTY, WY

Z:\PROJECTS\2023 PROJECTS\23-008-1979 BALDWIN CREEK - SHANE DICKINSON\DWG\1979 BALDWIN CREEK.DWG PLOT DATE: 2024-02-06 USER: FES