

LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Re-Platted into Two Lots - 15,000 square feet (0.34 Acres)
Zoned: R-3

SUBDIVIDER INFORMATION

Joe Kluberton and Danielle Jean Kluberton, 552 Washakie Street,
Lander, WY 82520 described as: (Lots 15 and 16, Block 116,
Trosper's Addition to the City of Lander, Fremont County, Wyoming),
per record in Document 2021-1433143.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the
day of _____, 2025.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the
day of _____, 2025.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of
_____, 2025.

Mayor

City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Trosper's Addition, Block 116, Lots 15 and 16 Replat,
City of Lander, is filed in the office of Clerk and Recorder of Fremont
County at _____ o'clock _____ M., on the _____ day of
_____, 2025, and is duly recorded in Plat Cabinet _____,
page _____, Document No. _____.

Clerk & Recorder

Deputy



HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

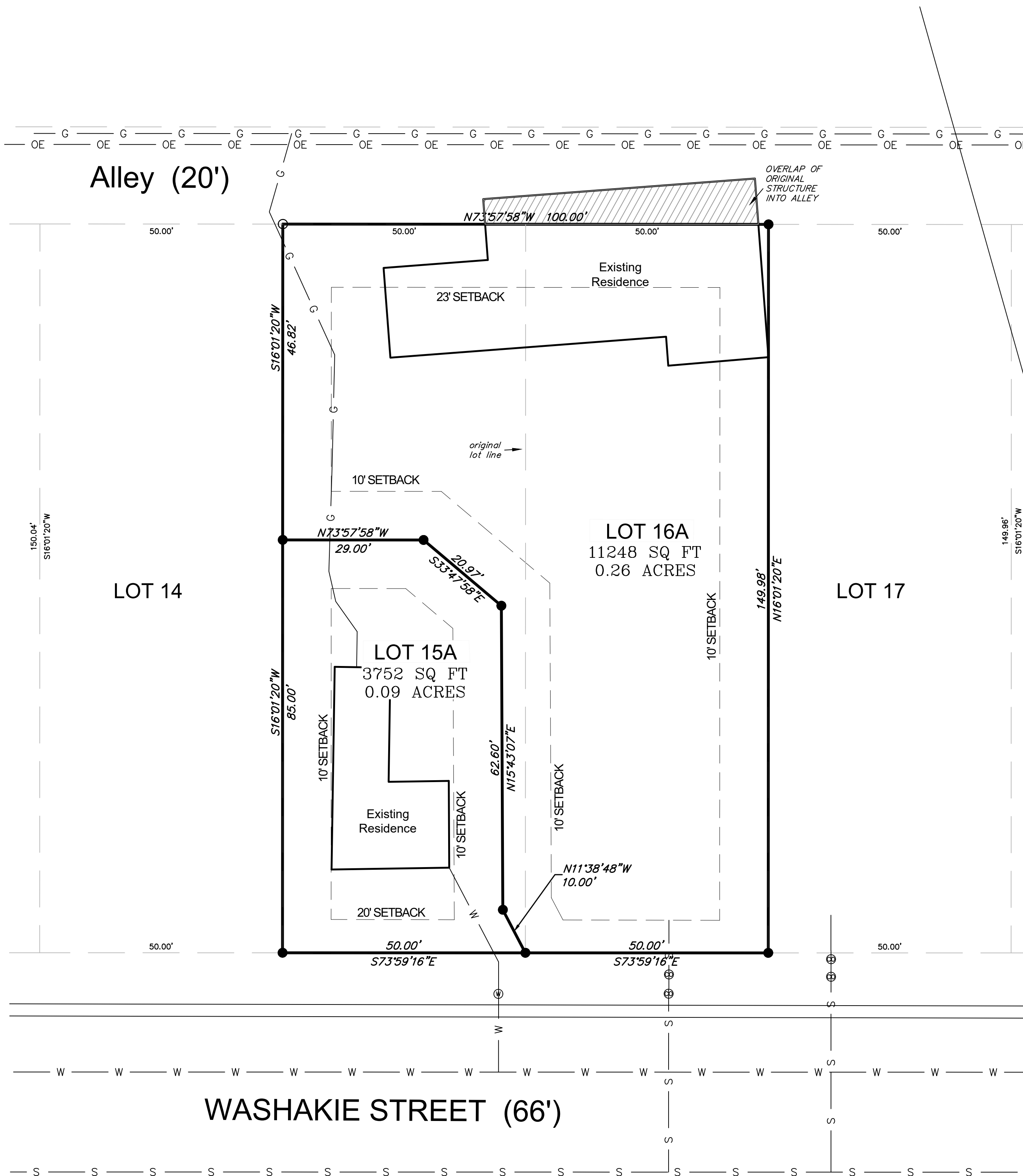
PROJECT:
124121

Sheet 1
of 1 Sheets

PLAT OF:

TROSPER'S ADDITION BLOCK 116, LOTS 15 & 16 REPLAT

located in the:
**NE1/4NW1/4, Sec. 18, T33N, R99W. 6th
P.M.
CITY OF LANDER, WY**



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Joe Kluberton and Danielle Jean Kluberton, owners of Lots 15 and 16, Block 116, Trosper's Addition, City of Lander. As recorded in Document 2021-1433143 on October 1, 2021.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as Trosper's Addition, Block 116, Lots 15 and 16 Replat, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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.

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2025.

Joe Kluberton

Danielle Jean Kluberton

STATE OF WYOMING)
COUNTY OF FREMONT) s.s.

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Joe Kluberton and Danielle Jean Kluberton.
Witness my hand and official seal:

My commission expires: _____
Notary Public

PLAT NOTES

This plat is to restructure Lots 15 and 16 of Block 116, Trosper's Addition, of the City of Lander, by changing the current lots to the division as shown hereon.

Per zone requirements for Zone R-3, Front setback is 20 feet, Side setback is 10 feet, Rear setback is 20 feet and Corner Lot setback is 23 feet, and are shown on this plat. Existing structure on Lot 16A have a temporary license recorded with this plat.

The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

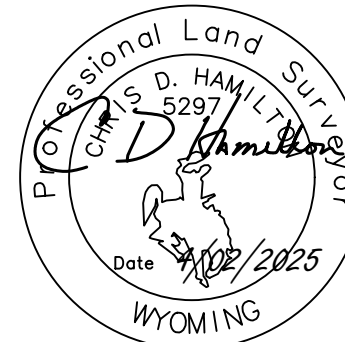
CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of TROSPER'S ADDITION, BLOCK 116, LOTS 15 and 16 REPLAT; that this surveyed has referenced the record plat of Trosper's Addition, recorded in Book 'A' of Plats, on October 9, 1905; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this 2nd day of April, 2025.

"unless signed and dated upon face of seal this is a preliminary plat"



BOUNDARY LEGEND:

- ◆ = ORIGINAL GLO STONE CORNER
- ⊕ = HIGHWAY RIGHT-OF-WAY MONUMENT
- ⚠ = BENCHMARK OR CONTROL MONUMENT
- ⊕ = PIPE (SIZE DENOTED)
- ⊕ = T-BAR WITH CAP/
3/4" ALUM. CAP ON 5/8" POST
- ⊕ = 1/2 INCH REBAR
- ⊕ = 5/8 INCH REBAR
- ⊕ = 3/4 INCH REBAR
- ⊕ = 3.2" BRASS CAP ON 2.5" PIPE
- ⊕ = 2.5" BRASS CAP ON 1.0" PIPE
- ⊕ = 2.0" BRASS CAP ON 5/8" ROD
- ⊕ = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊕ = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" PLASTIC CAP ON 5/8" REBAR
- = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- = EASEMENT LINE
- α = ELECTRIC (Overhead)
- u— = ELECTRIC (Buried)
- v— = TELEPHONE (Cable)
- f— = FENCE LINE
- s— = SEWER LINE
- w— = WATER LINE (approx.)
- ⊕ = ELECTRIC POLE
- ⊕ = ELECTRIC LIGHTS
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = SEWER MANHOLE
- ⊕ = STORM SEWER MH
- ⊕ = SEWER CLEANOUT
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER CURB STOP
- ⊕ = TELEPHONE PEDESTAL

