

NOTES:

- SEE MAP OF SURVEY RECORDED AS RECEPTION NO. 538290, AND BOOK 2149 PAGE 475, FOR CLEAR CREEK PARKWAY RIGHT OF WAY NORTH OF AND ABUTTING THIS PLAT.
- LOT 1 OF BLOCK 3, LOT 5 OF BLOCK 1, AND LOT 1 OF BLOCK 2 ARE LOTS DESIGNED FOR RAIL ROAD ACCESS, STRUCTURES FOR RAIL ROAD USE, AND ONLY RAIL ROAD USES ARE PERMITTED ON SAID THREE LOTS.
- A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AV/PC PLS 10838 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
- THE COUNTY AGREES THAT DRAINAGE EASEMENTS ON THIS PLAT MAY BE ADDED, CHANGED OR MODIFIED BY AFFIDAVIT WITH THE COUNTY ENGINEER AND COUNTY PLANNER APPROVAL.
- FEMA FLOOD PLANE PANELS: 56021C1335F JANUARY 17, 2007
56021C1335F JANUARY 17, 2007

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF N89°47'39"E, AS SHOWN HEREON ALONG THE NORTH LINE OF SECTION 27.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, SAID PARCEL BEING THE FINAL PLAT OF 'SWAN RANCH RAIL PARK FOURTH FILING' SUBDIVISION BOUNDARY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEING MONUMENTED BY A FOUND STONE AT THE NORTHWEST CORNER AND A FOUND 1/2" ALUMINUM CAP AT THE NORTHEAST CORNER AS BEARING N89°47'39"E WITH ALL FOLLOWING BEARINGS RELATIVE THERETO.

COMMENCING AT A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID SECTION 27
 THENCE S89°47'39"W A DISTANCE OF 289.74 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CLEAR CREEK PARKWAY;
 CONTINUING FROM THE TRUE POINT OF BEGINNING ALONG THE WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY;
 THENCE S31°46'01"W A DISTANCE OF 208.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2940 FEET; THENCE 1114.47 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°43'09" [CHORD BEARING OF S42°37'35"W AND A CHORD LENGTH OF 1107.81 FEET] TO A POINT;
 THENCE S53°29'10"W A DISTANCE OF 528.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3060 FEET;
 THENCE 1099.96 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°35'45" [CHORD BEARING OF S43°11'18"W AND A CHORD LENGTH OF 1094.04 FEET] TO A POINT;
 THENCE S32°53'25"W A DISTANCE OF 767.24 FEET TO A POINT;
 THENCE LEAVING SAID WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY AND CONTINUING ALONG THE NORTH RIGHT OF WAY OF TUNDRA DRIVE N57°06'35"W A DISTANCE OF 276.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 550 FEET;
 THENCE 170.74 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 17°47'11" [CHORD BEARING OF N48°12'59"W AND A CHORD LENGTH OF 170.05 FEET] TO A POINT;
 THENCE N39°19'24"W A DISTANCE OF 355.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 350 FEET;
 THENCE 108.65 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 17°47'11" [CHORD BEARING OF N48°12'59"W AND A CHORD LENGTH OF 108.22 FEET] TO A POINT;
 THENCE N57°06'35"W A DISTANCE OF 143.76 FEET TO A POINT;
 THENCE LEAVING SAID NORTH RIGHT OF WAY OF TUNDRA DRIVE N32°18'08"E AND DISTANCE OF 1816.64 FEET TO A POINT;
 THENCE N57°41'52"W A DISTANCE OF 166.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 850 FEET; THENCE 476.37 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32°06'37" [CHORD BEARING OF N48°35'17"E AND A CHORD LENGTH OF 470.16 FEET] TO A POINT;
 THENCE N64°38'35"E A DISTANCE OF 276.59 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;
 THENCE ALONG THE NORTH LINE OF SECTION 27, N89°47'39"E A DISTANCE OF 1802.56 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 87.93 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED, W. N. MCMURRY, MEMBER OF CLEAR CREEK LAND COMPANY LLC AND SWAN RANCH LLC, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF 'SWAN RANCH RAIL PARK, THIRD FILING', DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE, DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

CLEAR CREEK LAND COMPANY, LLC
 SWAN RANCH, LLC
 WYOMING LIMITED LIABILITY COMPANIES

W. N. MCMURRY - MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY W. N. MCMURRY, MEMBER OF CLEAR CREEK LAND COMPANY, LLC, AND SWAN RANCH, LLC, THIS ___ DAY OF _____, 20___, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ___ DAY OF _____, 20___.

ATTEST: _____ COUNTY CLERK
 CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS ___ DAY OF _____, 20___.

ATTEST: _____ COUNTY CLERK
 CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

FILING RECORD

Reception _____
 The State of Wyoming }
 County of Laramie } SS
 This instrument was filed for record at _____ o'clock _____ M, on the _____ day of _____, A.D. 20___ and duly recorded in P/C _____ slot _____ County Clerk & Ex-Officio Register at Deeds By _____ Deputy

FINAL PLAT OF SWAN RANCH RAIL PARK FOURTH FILING

BEING SITUATED IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
 PREPARED MARCH, 2011

engineering planning surveying
 PHONE (307) 637-6017
 1103 OLD TOWN LANE, SUITE 109
 CHESTNUT, WY 82009

DESIGNED BY: _____ DRAWN BY: _____
 CHECKED BY: _____ DATE: 2-11

JOB NO.: 2-3122
 DRAWING NO. 1 OF 1

PREPARED FOR:
GRANITE PEAK DEVELOPMENT
 1300 VENTURE WAY
 CASPER, WY. 82609

PROJECT:
SWAN RANCH RAIL PARK FOURTH FILING
 DRAWING TITLE:
FINAL PLAT

NO.	REVISION	DATE

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

TRUE POINT OF BEGINNING

N 89°47'39" E 289.74'

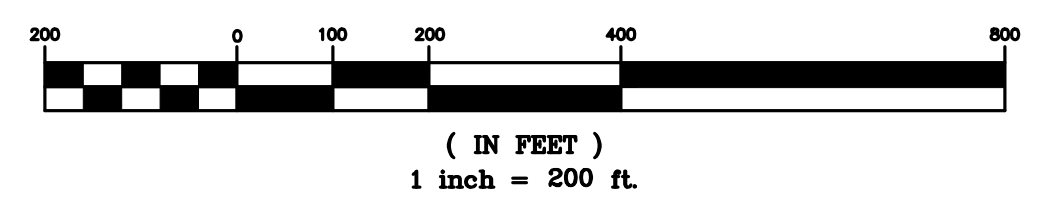
NORTH LINE SECTION 27

N89°47'39"E 5325.63'

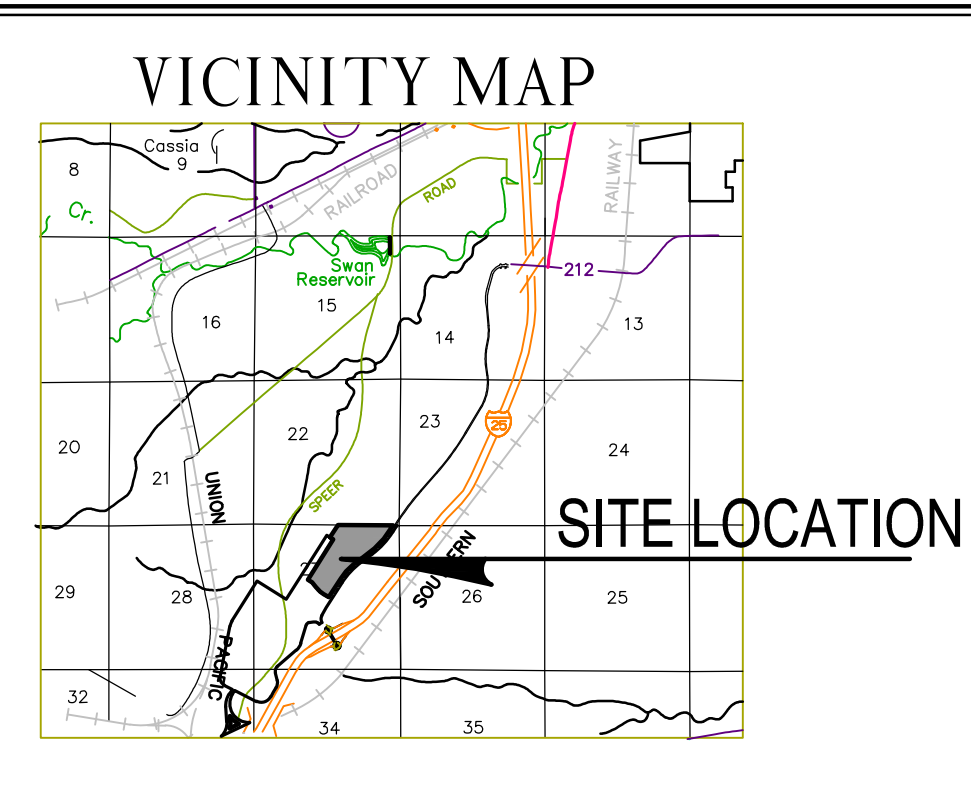
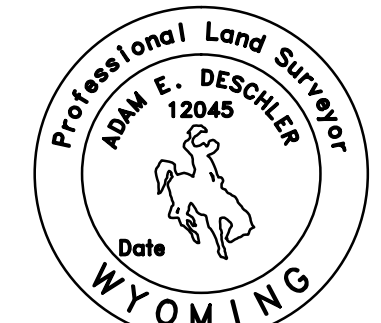
N 89°47'39" E 1802.56'

N00°10'05" E 5307.99'

GRAPHIC SCALE



CERTIFICATE OF SURVEYOR
 I ADAM E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY PAUL REID, P.L.S. # 2927, CARL CARMICHAEL, P.L.S. #10838 AND ME OR UNDER MY DIRECT SUPERVISION DURING THE PERIOD OF 1998 TO 1999 AND 2009 TO 2011, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



- FIRE PROTECTION BY FIRE DISTRICT NO. 1
 NO PROPOSED PUBLIC WATER OR PUBLIC WASTE WATER SYSTEM
 ROADS TO BE PRIVATELY MAINTAINED UNTIL PAVED

- LEGEND**
- DENOTES FOUND ALUMINUM CAP MARKED 'AV/PC - WY PLS NO. 10838
 - DENOTES FOUND 3/4" ALUMINUM CAP - PLS 2927
 - ⊙ DENOTES FOUND STONE
 - DENOTES SET ALUMINUM CAP MARKED 'AV/PC - WY PLS NO. 12045
 - DENOTES MEASURED INFORMATION THIS SURVEY

21 22
28 27

22 23
27 26

27 26
34 35

168.24'

Δ = 32°06'37"
R = 850.00'
L = 476.37'
CH = N 48°35'17" E
ChL = 470.16'

Δ = 64°38'35" E 276.59'
R = 235.29'
L = 390.32'

Δ = 32°04'47"
R = 750.00'
L = 419.92'
ChL = 414.46'

Δ = 09°29'30"
R = 2940.00'
L = 435.59'
ChL = 435.46'

Δ = 13°13'30"
R = 2940.00'
L = 678.61'
ChL = 677.10'

Δ = 21°43'09"
R = 2940.00'
L = 1114.47'
ChL = S 42°37'35" W
ChL = 1107.81'

Δ = 16°26'52"
R = 3060.00'
L = 878.42'
ChL = 873.41'

Δ = 20°35'45"
R = 3060.00'
L = 1099.96'
ChL = S 43°11'18" W
ChL = 1094.04'

Δ = 04°08'53"
R = 3457.52' W
L = 221.53'
ChL = 221.49'

Δ = 17°47'11"
R = 350.00'
L = 108.65'
ChL = N 48°12'59" W
ChL = 108.22'

Δ = 17°47'11"
R = 550.00'
L = 170.74'
ChL = N 48°12'59" W
ChL = 170.05'

27

H:\3172\Wyoming\Final\4th\SWAN RANCH 4TH FINAL.dwg Mar 04, 2011 - 3:53pm tomc