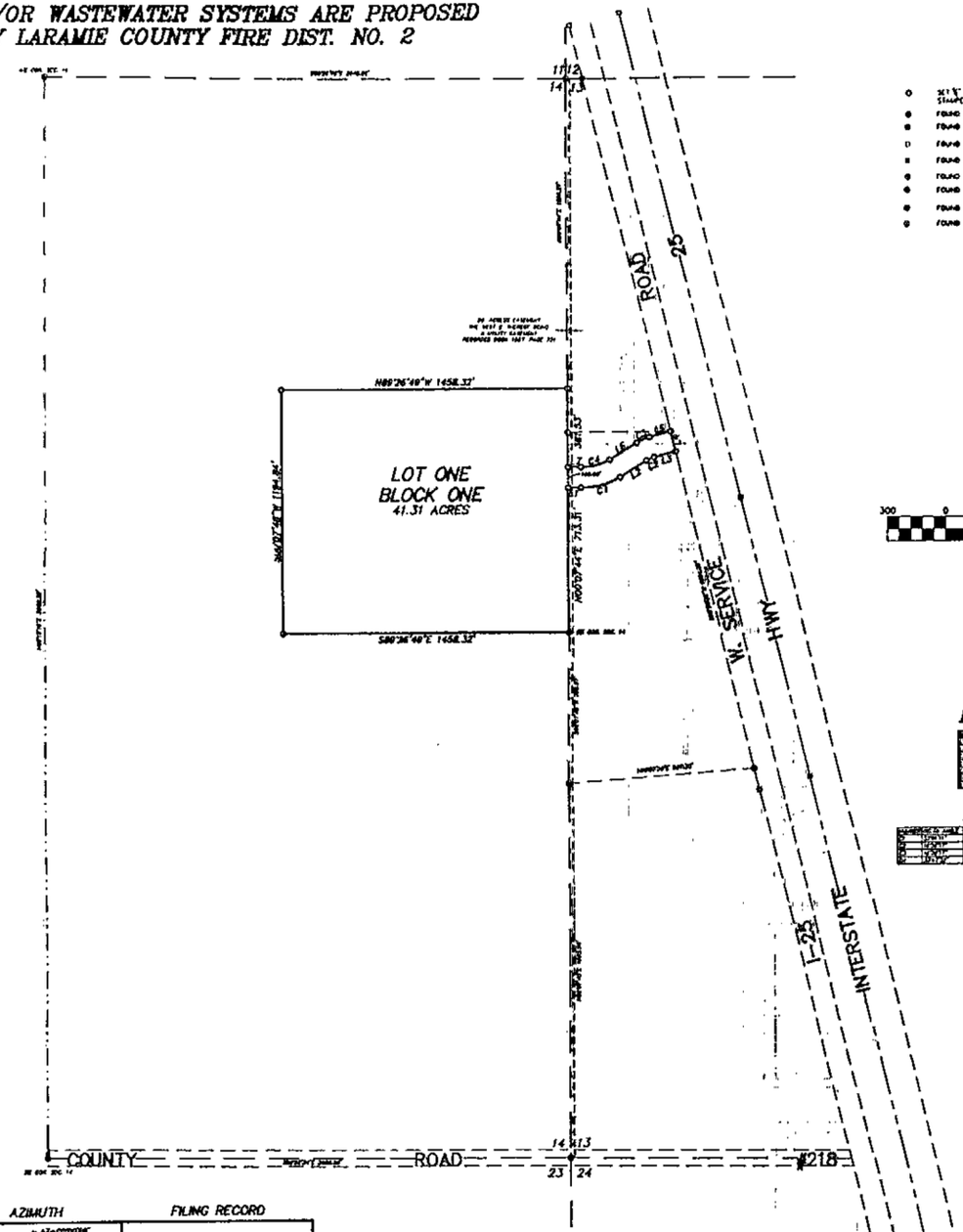
NO DOMESTIC WATER AND/OR WASTEWATER SYSTEMS ARE PROPOSED
FIRE PROTECTION BY LARAMIE COUNTY FIRE DIST. NO. 2



LEGEND

- ○ SET 5/8" x 24" IRON REBAR WITH 1½" ALUMINUM CAP STAMPED "STEIL PLS 21466"
- ● FOUND 3¼" ALUMINUM CAP STAMPED "LS 2927"
- ● FOUND 3¼" ALUMINUM CAP STAMPED "LS 2927"
- ▫ FOUND W.D.O.T. R/W MONUMENT
- ▪ FOUND WCR STONE
- ● FOUND 3" BRASS CAP STAMPED "LS 519"
- ● FOUND 3" BRASS TABLET SET IN ORIGINAL STONE
- ● FOUND 3¼" ALUMINUM CAP STAMPED "LS 3453"
- ● FOUND 1½" ALUMINUM CAP "ILLEGIBLE"

300 0 300 600 900
Scale: 1" = 300'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°07'48"E	181.27'
L2	N89°26'49"W	1312.68'
L3	N00°07'48"E	713.31'
L4	S89°26'49"E	1458.32'
L5	S00°07'48"W	1458.32'
L6	S89°26'49"E	713.31'
L7	S00°07'48"W	713.31'
L8	N89°26'49"W	713.31'
L9	S00°07'48"W	181.27'
L10	S89°26'49"E	1312.68'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°42'19"	1150.00'	254.99'	S06°28'58"E	254.46'
C2	12°42'19"	1150.00'	254.99'	S06°28'58"E	254.46'
C3	90°00'00"	50.00'	78.54'	S44°07'48"W	70.71'
C4	90°00'00"	50.00'	78.54'	S44°07'48"W	70.71'
C5	90°00'00"	50.00'	78.54'	S44°07'48"W	70.71'
C6	90°00'00"	50.00'	78.54'	S44°07'48"W	70.71'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: BWK Enterprises LLC, a Wyoming Limited Liability Company, owner in fee simple of a tract of land situated in a portion of the East Half of the East Half (E1/2E1/2) of Section 14 and in a portion of the West Half of the Northwest Quarter (W1/4NW1/4) of Section 13, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the east quarter corner of said Section 14; thence N.00°07'48"E., along the east line of said Section 14, a distance of 713.31 feet; thence S.89°00'00"E., a distance of 65.48 feet; thence northeasterly a distance of 1601.50 feet along a curve concave to the northwest, having a radius of 1150.00 feet and a central angle of 33°01'11" (chord bearing of N.73°57'39"E., chord distance of 1580.69 feet); thence N.56°27'11"E., a distance of 157.32 feet; thence northeasterly a distance of 43.56 feet along a curve concave to the southeast, having a radius of 150.00 feet and a central angle of 16°38'27" (chord bearing of N.47°42'19"E., chord distance of 43.41 feet); thence N.39°01'28"E., a distance of 113.44 feet to the westerly right-of-way line of the I-25 W. Service Road; thence N.13°58'32"E., along said westerly right-of-way line, a distance of 100.00 feet; thence S.76°01'28"E., a distance of 113.44 feet; thence southeasterly a distance of 72.60 feet along a curve concave to the southwest, having a radius of 250.00 feet and a central angle of 16°38'27" (chord bearing of S.47°42'19"E., chord distance of 72.34 feet); thence S.56°27'11"E., a distance of 157.82 feet; thence southeasterly a distance of 1501.06 feet along a curve concave to the north, having a radius of 1254.66 feet and a central angle of 33°47'12" (chord bearing of S.76°23'01"E., chord distance of 1187.91 feet); thence N.89°00'00"E., a distance of 65.27 feet to the east line of said Section 14; thence N.00°07'48"E., along said east line, a distance of 361.53 feet; thence N.89°26'49"W., a distance of 1458.32 feet; thence S.00°07'48"W., a distance of 1154.84 feet; thence S.89°26'49"E., a distance of 1458.32 feet to the point of beginning. Containing 41.31 acres more or less.

Has caused the same to be surveyed, platted and to be known as A-FORK EQUESTRIAN OUTPOST and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

BWK Enterprises LLC, a Wyoming Limited Liability Company

Kathleen R. Watt, managing member

Brian R. Bloemo, member

Dlynn Medina, member

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss
COUNTY OF LARAMIE)

The foregoing was acknowledged before me this 26th day of March, 2001, by Kathleen R. Watt, Brian R. Bloemo and Dlynn Medina, members of BWK Enterprises LLC.

Notary Public, Laramie County, Wyoming
My Commission Expires 6-14-04

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 26th day of March, 2001.

Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 3rd day of April, 2001.

Chairman

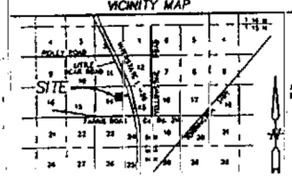
ATTEST: County Clerk

CERTIFICATE OF SURVEYOR

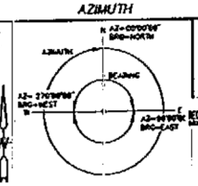
I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of A-FORK EQUESTRIAN OUTPOST was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of January, 2001; 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.

John A. Steil, Registered Land Surveyor, 3069, WYOMING

VICINITY MAP



AZIMUTH



FILING RECORD

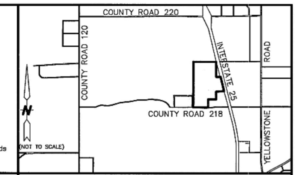
Reception _____
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record
RECORDED 5/15/2001 AT 4:31 PM BOOK 2516 PAGE 1 OF 1
A.D. 20____ and duly recorded in
P/C _____ slot _____
County Clerk & Ex-Officio Register of Deeds

A-FORK EQUESTRIAN OUTPOST

A SUBDIVISION OF
PORTIONS OF SECTIONS 13 & 14,
T.15N., R.67W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2001

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1108 WEST 18th STREET P.O. BOX 8873
PH(307)634-7273 CHEYENNE, WY. 82003



CURVE TABLE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°59'23"	S.88°01'09"W.	55.24	260.00	108.86	108.07
C2	23°59'23"	N.88°01'09"E.	63.74	300.00	125.61	124.69
C3	17°16'57"	S.88°37'38"E.	51.67	340.00	102.56	102.17
C5	57°22'07"	S.14°42'31"W.	164.14	300.00	300.38	287.99
C6	57°22'07"	N.14°42'31"E.	142.25	260.00	260.33	249.59
C7	46°36'25"	S.66°41'48"W.	111.99	260.00	211.50	205.71
C8	46°36'25"	S.66°41'48"W.	129.22	300.00	244.03	237.36
C9	14°06'58"	N.50°27'04"E.	42.10	340.00	83.77	83.55
C10	32°29'27"	S.73°45'16"W.	99.07	340.00	192.81	190.23
C11	19°13'55"	N.57°17'40"W.	66.08	390.00	130.91	130.29
C12	26°56'51"	S.80°23'03"E.	93.44	390.00	183.43	181.74
C13	46°10'45"	S.66°54'37"E.	149.21	350.00	282.09	274.52
C14	46°10'45"	S.66°54'37"E.	132.16	310.00	249.85	243.15
C15	73°12'33"	S.25°16'31"E.	52.00	70.00	89.44	83.48
C16	93°13'12"	N.71°30'36"E.	74.05	70.00	113.89	101.74
C17	123°52'16"	S.37°02'07"E.	131.29	70.00	151.34	123.54
C18	37°52'50"	S.18°56'25"E.	116.67	340.00	224.79	220.72
C19	44°38'13"	N.22°19'06"W.	123.15	300.00	233.72	227.85
C20	61°52'48"	N.30°56'24"W.	155.85	260.00	280.80	267.35
C21	17°14'35"	S.53°15'30"E.	45.49	300.00	90.28	89.94
C22	10°29'12"	S.56°38'11"E.	31.20	340.00	62.23	62.14
C23	31°30'32"	N.46°07'31"W.	152.34	540.00	296.96	293.24
C24	30°55'26"	N.14°54'32"W.	149.37	540.00	291.45	287.93
C25	62°25'59"	S.30°39'48"E.	303.01	500.00	544.83	518.27
C26	43°05'28"	N.40°20'03"W.	181.62	460.00	345.96	337.86
C27	19°20'30"	N.09°07'04"W.	78.39	460.00	155.29	154.55

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C28	93°00'19"	S.09°12'02"W.	73.77	70.00	113.63	101.56
C29	70°23'09"	N.72°29'42"W.	49.37	70.00	85.99	80.69
C30	81°23'16"	S.31°37'05"W.	60.20	70.00	99.43	91.28
C31	45°31'16"	N.31°50'11"W.	29.37	70.00	55.61	54.16
C32	54°39'04"	N.72°41'19"E.	186.01	360.00	343.38	330.51
C33	54°39'04"	N.72°41'19"E.	208.68	400.00	381.54	367.24
C34	39°58'26"	N.85°21'01"E.	160.03	440.00	306.98	300.79
C35	04°14'43"	S.82°06'30"E.	16.31	440.00	32.60	32.59
C36	14°33'40"	S.06°43'39"E.	56.21	440.00	111.82	111.52
C37	14°33'40"	S.06°43'39"E.	51.10	400.00	101.66	101.38
C38	14°33'40"	S.06°43'39"E.	45.99	360.00	91.49	91.24
C39	53°55'56"	N.42°11'32"W.	35.61	70.00	65.89	63.48
C40	52°16'40"	N.10°54'46"E.	34.35	70.00	63.87	61.68
C41	67°32'09"	N.70°49'11"E.	46.80	70.00	82.51	77.82
C42	58°49'25"	S.46°00'01"E.	39.46	70.00	71.87	68.75
C43	57°43'50"	S.12°16'36"W.	38.59	70.00	70.53	67.59
C44	111°11'17"	S.70°51'57"W.	102.21	70.00	135.84	115.51
C45	116°42'26"	S.04°48'48"W.	113.58	70.00	142.58	119.18
C46	62°24'19"	N.85°37'50"W.	42.40	70.00	76.24	72.53
C47	20°12'07"	S.80°31'23"W.	78.38	440.00	155.14	154.34
C48	20°12'07"	S.80°31'23"W.	71.26	400.00	141.04	140.31
C49	20°12'07"	S.80°31'23"W.	64.13	360.00	126.93	126.28
C50	135°31'29"	S.78°00'42"W.	171.21	70.00	165.57	129.59
C51	74°54'57"	S.27°12'30"E.	53.63	70.00	91.53	85.14
C52	79°51'35"	N.75°24'14"E.	58.59	70.00	97.57	89.86

Reception 425708

The State of Wyoming } SS
County of Laramie

This instrument was filed for record at 12:24 o'clock P M, on the 25th day of Aug A.D. 2005 and duly recorded in P/C 8 slot 159

Debra K. Lathrop
County Clerk & Ex-Officio Register at Deeds
By J Walker Deputy

FILING RECORD

RECORDED 8/25/2005 AT 12:24 PM REC# 425708 BK# 8 PG# 159
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

LEGEND

- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 2500"
- FOUND 2½" ALUMINUM CAP STAMPED "LS 2927"
- FOUND 3¼" ALUMINUM CAP STAMPED "LS 2927"
- FOUND W.D.O.T. R/W MONUMENT
- FOUND WCCR STONE
- FOUND 2" BRASS CAP STAMPED "LS 519"
- FOUND 2" BRASS TABLET SET IN ORIGINAL STONE
- FOUND 2½" ALUMINUM CAP STAMPED "LS 3153"
- FOUND 1½" ALUMINUM CAP "ILLEGIBLE"

NOTES:

1.) 10' UTILITY & DRAINAGE EASEMENTS ALONG ALL INTERIOR ROAD RIGHT-OF-WAYS.

2.) OPEN SPACE CONSISTS OF TRACT 11 AND 41.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gene Giffin, an individual and Bear Paw Ranch, LLC, a Wyoming Limited Liability Company, owners in fee simple of a tract of land being a replat of Lot One, Block One, A-Fork Equestrian Outpost and a portion of the West Half (W½) of Section 13 and a portion of the East Half (E½) of Section 14, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the south quarter corner of said Section 14; thence N.00°15'19"E., along the west line of the E½ of said Section 14, a distance of 5282.29 feet to the north quarter corner of said Section 14; thence S.89°26'49"E., along the north line of said Section 14 , a distance of 2648.26 feet to the northeast corner of said Section 14; thence S.00°07'48"W., along the east line of said Section 4, a distance of 1739.80 feet; thence N.90°00'00"E., a distance of 521.94 feet to the westerly line of I-25 West Service Road; thence S.13°58'32"E., along said westerly line, a distance of 1694.37 feet; thence S.85°57'30"W., a distance of 937.36 feet to the east line of said Section 14; thence S.00°07'39"W., along said east line, a distance of 902.17 feet; thence N.89°22'35"W., a distance of 933.39 feet; thence S.00°07'44"W., a distance of 933.39 feet to the south line of said Section 14; thence N.89°22'34"W., along said south line, a distance of 1726.49 feet to the point of beginning. Containing 330.14 acres more or less.

Have caused the same to be surveyed, platted and known as BEAR PAW RANCH, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public, the roads and grant the easements for the purposes indicated hereon.

Bear Paw Ranch, LLC, a Wyoming Limited Liability Company

Daniel P. Laybourn
Daniel P. Laybourn, Managing Member

Gene Giffin
Gene Giffin, a individual

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The dedication was acknowledged before me this 5th day of August 2005, by Daniel P. Laybourn, Managing Member of Bear Paw Ranch, LLC, A Wyoming Limited Liability Company.

JOHN D. SAYERS - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES NOV. 13, 2007

John D. Sayers
Notary Public, Laramie County, Wyoming

My Commission Expires 11-13-07

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The dedication was acknowledged before me this 4th day of August 2005, by Gene Giffin, an individual.

JOHN D. SAYERS - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES NOV. 13, 2007

John D. Sayers
Notary Public, Laramie County, Wyoming

My Commission Expires 11-13-07

APPROVALS

Approved by the Cheyenne–Laramie County Regional Planning Commission this 6th day of June 2005.

Brad Emmons
Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 5th day of July 2005.

Diane Humphrey
Chairman

ATTEST: Debra K. Lathrop
County Clerk

CERTIFICATE OF SURVEYOR

Professional Land Surveyor JOHN A. STEIL 2500 WYOMING Date 8-4-05

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of BEAR PAW RANCH was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of DECEMBER, 2004, 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.

DEQ NOTES:

1. The wells should be installed by a reputable well driller and should be sealed with a grout, cement, or bentonite seal, which extends at least 20 feet below the surface.
2. As recommended by the applicant's consultant, all domestic wells shall be sited a minimum distance of at least 150 feet from all septic system leachfields.
3. On-lot wells may not be used to supply domestic water to more than one lot without first obtaining a Subdivision Water Supply System permit from the Department of Environmental Quality/Water Quality Division.

NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PUBLIC MAINTENANCE OF INTERIOR ROADS
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
OPEN SPACE SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED

BEAR PAW RANCH

BEING A REPLAT OF LOT ONE, BLOCK ONE, A-FORK EQUESTRIAN OUTPOST AND A TRACT OF LAND SITUATED IN A PORTION OF THE WEST HALF (W½) OF SECTION 13 AND IN A PORTION OF THE EAST HALF (E½) OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE 6th P.M., LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2005

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003

2004DWG\04465\PLAT.DWG\FINAL