

Subdivision Proper Name GOLDEN PRAIRIE DISTRICT AT ROCK RANCH
 Received from AVI PC
 Grantor TOWN OF PINE BLUFFS & CHEYENNE-LARAMIE CO CORP-LEADS
 Grantee RE GOLDEN PRAIRIE DISTRICT AT ROCK RANCH
 Document Date 7/15/2019
 Legal Description M&B PTN SEC 10&11 T14N R60W

SUBDIVISION INFORMATION
 Short Alpha Name GOLDEN PRAIRIE DISTRICT AT ROCK RANCH
 Block Name BLOCK Lot Name LOT
 Replats Previous Platting N Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
14/60	10	11	N/A	

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
GOLDEN PRAIRIE DISTRICT AT ROCK RANCH	1	3	1
GOLDEN PRAIRIE DISTRICT AT ROCK RANCH	1	1	2
GOLDEN PRAIRIE DISTRICT AT ROCK RANCH	1	2	3

DATE: JAN 16 2019
 DESIGNED BY: CMC
 CHECKED BY: MTC
 JOB NO.: 3943
 DRAWING NO.: 1 of 1

Engineering
 1403 EAST 15TH AVENUE
 DENVER, CO 80202
 303.756.9699
 www.gwengineering.com

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING SITUATED IN PORTIONS OF THE EAST ONE-HALF OF SECTION 11 AND SECTION 14, TOWNSHIP 14 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING BEING MORE OR LESS THE INTEREST THEREIN TO BE CONVEYED TO THE STATE OF WYOMING BY THE TOWN OF PINE BLUFFS.

BASIS OF BEARINGS
 SAID PARCEL OF LAND CONTAINS 318.12 ACRES MORE OR LESS
 BEARINGS ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST
 TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHERN AND 700,000 FT TO THE
 EAST COORDINATE VALUES. THE PROJECT SCALE FACTOR IS 0.99999764.
 EXAMINER NORTHING = 53005.845
 EXAMINER WESTING = 263944.071
 N = (53005.845+200000) * 0.99999764 = 253885.771
 W = (263944.071+700000) * 0.99999764 = 203551.271
 STATE PLANE EASTING = 857432.029

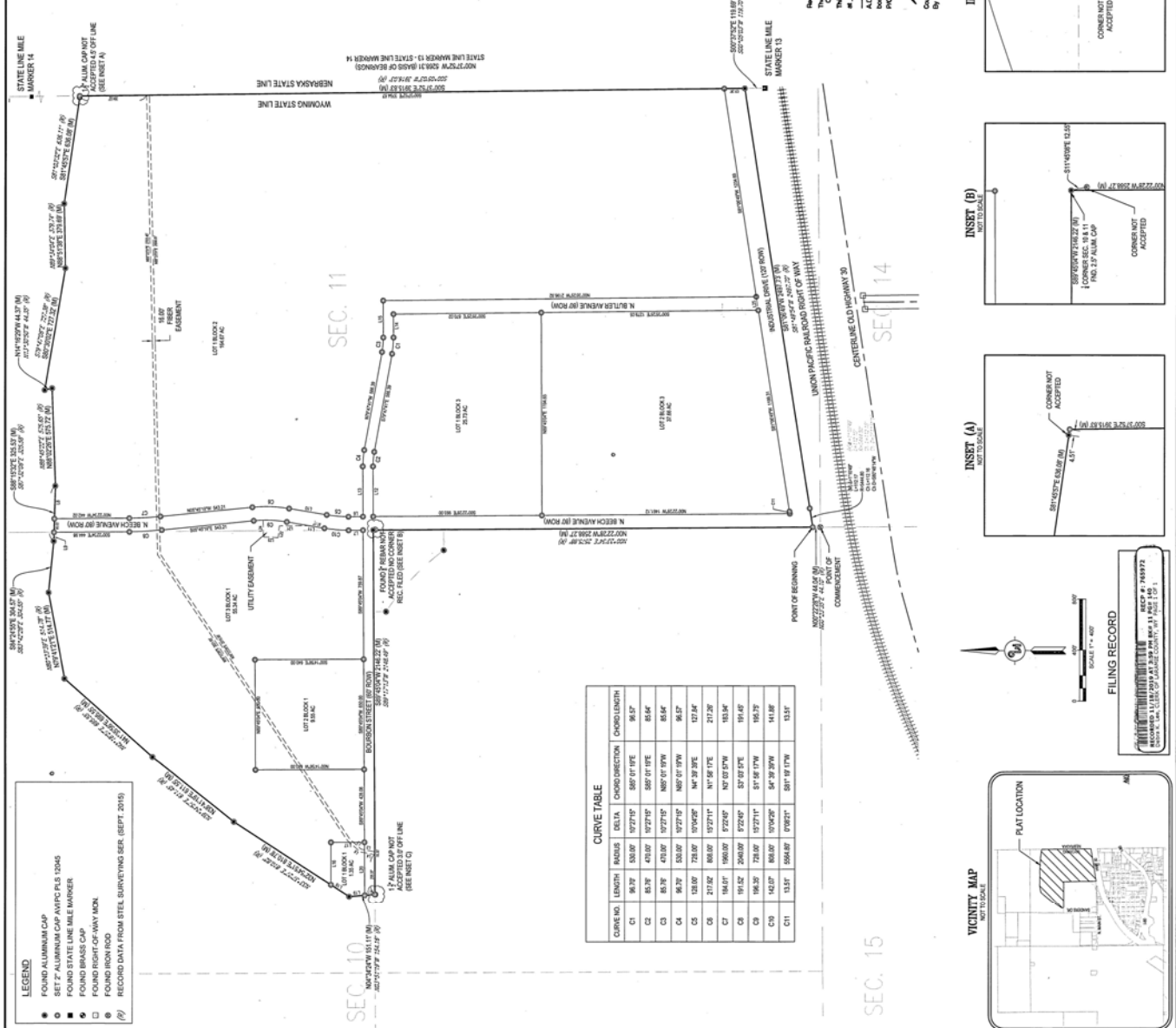
ACKNOWLEDGEMENTS
 I, Alta Carter, as Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey records on file in my office. Witness my hand and the seal of my office at Pine Bluffs, Wyoming, this 15 day of July, 2019.

APPROVALS
 APPROVED BY THE TOWN OF PINE BLUFFS, WYOMING THIS 15 DAY OF July, 2019
Alta Carter, Mayor
Carren Kravos, Town Clerk
Deena Bensch, Committee Member

CERTIFICATE OF SURVEYOR
 I, Alta Carter, a Professional Land Surveyor Licensed in the State of Wyoming, do hereby certify that this plan was prepared from the records and field notes of a survey conducted by me on under my direct supervision and that all dimensions and other details are correct to the best of my knowledge and belief.
 I, Alta Carter, do hereby declare this subdivision of said lands to meet their free and clear interest in accordance with their desire, do hereby grant the encumbrance herein set forth on the purposes recited.
 CHEYENNE LARAMIE COUNTY CORPORATION FOR ECONOMIC DEVELOPMENT,
 CHEYENNE, WYOMING
 RANDY BOENIS, CEO OF CHEYENNE LARAMIE COUNTY CORPORATION FOR ECONOMIC DEVELOPMENT, CHEYENNE LEADER, A WYOMING NONPROFIT CORPORATION
 STATE OF WYOMING
 COUNTY OF LARAMIE
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, a Notary Public in and for the State of Wyoming, on this 15 day of July, 2019, at Pine Bluffs, Wyoming.
Deena Bensch, Notary Public, Wyoming
 MY COMMISSION EXPIRES 06.01.2020

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L2	56.67	N47° 52' 46.64"E
L3	86.67	N37° 47' 34.96"E
L4	86.67	N47° 47' 34.96"E
L5	96.67	N47° 52' 46.64"E
L6	84.67	N57° 27' 34.00"E
L7	149.37	S89° 19' 32.49"E
L8	193.37	S89° 19' 32.49"E
L9	51.77	S89° 19' 32.49"E
L10	224.47	S87° 47' 34.96"E
L11	224.47	S87° 47' 34.96"E
L12	284.14	S89° 45' 03.37"E
L13	284.14	S89° 45' 03.37"E
L14	173.37	S89° 45' 03.37"E
L15	217.17	S89° 45' 03.37"E
L16	290.67	N07° 07' 00.97"W
L17	196.67	N07° 14' 06.29"W
L18	127.11	S37° 34' 28.01"E
L19	86.67	S47° 34' 28.01"E
L20	324.07	N07° 14' 06.29"E
L21	170.67	S07° 32' 43.87"E
L22	71.67	S07° 32' 43.87"E
L23	80.26	S07° 32' 43.87"E
L24	100.00	N07° 34' 41.00"W
L25	81.85	N07° 34' 41.00"W
L26	81.85	N07° 34' 41.00"W



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	161.37	330.00	157° 17' 31.00"	S89° 07' 19.95"E	95.57
C2	61.79	470.00	107° 17' 31.00"	S89° 07' 19.95"E	65.64
C3	61.79	470.00	107° 17' 31.00"	N89° 07' 19.95"W	65.64
C4	61.79	530.00	107° 17' 31.00"	N89° 07' 19.95"W	66.57
C5	126.59	720.00	107° 17' 31.00"	N47° 39' 37.92"E	127.84
C6	217.02	680.00	157° 17' 31.00"	N47° 39' 37.92"E	217.26
C7	164.67	1900.00	57° 29' 41.00"	S07° 07' 07.80"E	183.84
C8	164.67	1900.00	57° 29' 41.00"	S07° 07' 07.80"E	183.84
C9	142.07	850.00	157° 17' 31.00"	S17° 06' 27.00"E	165.75
C10	142.07	850.00	157° 17' 31.00"	S17° 06' 27.00"E	165.75
C11	133.77	550.00	157° 17' 31.00"	S89° 19' 17.00"W	141.88
C12	133.77	550.00	157° 17' 31.00"	S89° 19' 17.00"W	141.88

INSET (A)
 NOT TO SCALE
 Corner detail showing bearings and distances.

INSET (B)
 NOT TO SCALE
 Corner detail showing bearings and distances.

INSET (C)
 NOT TO SCALE
 Corner detail showing bearings and distances.

FILING RECORD
 RECORDED 11/02/2019 AT 12:28 PM, BOOK 31 PAGE 195-1
 TOWN OF PINE BLUFFS, WYOMING