

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name FINAL PLAT FOR SWAN RANCH RAIL PARK TENTH FILING
Received from A V I P C
Grantor CHEYENNE-LARAMIE CO CORP - LEADS
Grantee RE SWAN RANCH RAIL PARK TENTH FILING
Document Date 5/16/2017
Legal Description LOTS 1,2,3 BLOCK 2 SWAN RANCH RAIL PARK 02F

SUBDIVISION INFORMATION

Short Alpha Name SWAN RANCH RAIL PARK 10F
Block Name 1 Lot Name 2-Jan
Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
SWAN RANCH RAIL PARK 02F	1	3	2	Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
SWAN RANCH RAIL PARK 10F	1	2	1

REC'D # 712024
RECORDED 7/21/2017 AT 8:58 AM BKP 11 PGP 21
DORA K. LEE CLERK OF LARAMIE COUNTY BY MAIL 1 OF 1

NO.	REVISION	DATE

PROJECT: SWAN RANCH RAIL PARK TENTH FILING
DRAWING TITLE: FINAL PLAN
DRAWING FOR: CHEYENNE LEADS
121 W 16TH STREET STE 304
CHEYENNE, WY 82001

DATE PLOTTED: May 24, 2017
DRAWN BY: SRL
DESIGNED BY:
CHECKED BY:
JOB NO.: 3886
DWG NO.: 1 OF 1

VACATION STATEMENT
THIS PLAN VACATES ANY AND ALL BLOCK AND LOT LINES AND ANY ACCESS EASEMENT WITHIN THE BOUNDS OF THIS PLAN.

NOTES:

- COORDINATES AND DISTANCES ARE BASED ON THE WYOMING LAST STATE PLANE EAST ZONE COORDINATE SYSTEM. THE PLAN IS A RECONSTRUCTION OF THE EASEMENTS LABELED PLAT AND PLAN DATA. COORDINATES, CURVE DATA, DISTANCES AND AREA ARE BASED ON THE 2011 DATUM. A PROJECT SCALE FACTOR OF 1/316880 IS USED.
- PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE CHANGE FLOODPLAIN AS SHOWN ON THE FLOOD DAMAGE PREVENTION ACT MAP OF TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, MAP NO. 2007-1002, EFFECTIVE DATE OF JANUARY 17, 2007.
- PUBLIC WATER OR WASTE WATER SYSTEMS TO CONNECT UTILITIES WATER AND SEWER SYSTEM.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1.

- LEGEND**
- EXISTING PROPERTY LINES
 - - - - EXISTING EASEMENT LINES
 - ==== EXISTING RAILROAD TRACKS
 - ==== SECTION LINES
 - QUARTER SECTION LINES
 - PLAT BOUNDARY
 - PLAT LOT LINES
 - PROPOSED EASEMENT LINES
 - SET 7 ALUMINUM CIP VAPC PLS 1006
 - (R) RECORD DATA FROM SWAN RANCH RAIL PARK SECOND FILING 1005551681.

LEGAL DESCRIPTION

A REPEAT OF LOTS 1, 2 AND 3, BLOCK 3, SWAN RANCH RAIL PARK SECOND FILING A SUBDIVISION BEING SITUATED IN A PORTION OF THE 5TH SECTION 33, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SWAN RANCH RAIL PARK FIRST FILING;

THENCE ALONG THE WEST BOUNDARY OF SAID LOT 1, BLOCK 3 THE FOLLOWING COURSES AND DISTANCES: S27°15'00"W A DISTANCE OF 205.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 615.50 FEET, A CHORD BEING 114.57 FEET LONG; THENCE ALONG THE CHORD N55°45'00"E A DISTANCE OF 147.25 FEET TO A POINT OF BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 615.50 FEET, A CHORD BEING 114.57 FEET LONG; THENCE ALONG THE CHORD N11°45'00"W A DISTANCE OF 147.25 FEET TO A POINT OF BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 615.50 FEET, A CHORD BEING 114.57 FEET LONG; THENCE ALONG THE CHORD S27°15'00"W A DISTANCE OF 205.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE B.N.F. RAILROAD;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY S81°30'00"W A DISTANCE OF 662.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N02°28'00"W A DISTANCE OF 204.74 FEET TO A POINT OF BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 615.50 FEET, A CHORD BEING 114.57 FEET LONG; THENCE ALONG THE CHORD N11°45'00"W A DISTANCE OF 147.25 FEET TO A POINT; THENCE N11°45'00"W A DISTANCE OF 453.89 FEET TO A POINT; THENCE N11°45'00"W A DISTANCE OF 563.97 FEET TO A POINT; THENCE N11°45'00"W A DISTANCE OF 466.12 FEET TO A POINT; THENCE N11°45'00"W A DISTANCE OF 218.87 FEET TO A POINT; THENCE N11°45'00"W A DISTANCE OF 466.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRUMPETER DRIVE AND A NON-FUNCTIONAL CURVE TO THE LEFT;

THENCE S72°28'00"W A DISTANCE OF 111.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRUMPETER DRIVE AND A NON-FUNCTIONAL CURVE TO THE LEFT;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF TRUMPETER DRIVE THE FOLLOWING COURSES AND DISTANCES: S40° CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 111.84 FEET, A CHORD BEING 111.84 FEET TO A POINT; THENCE S72°28'00"W A DISTANCE OF 111.84 FEET TO A POINT; THENCE S40° CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 111.84 FEET, A CHORD BEING 111.84 FEET TO A POINT; THENCE S72°28'00"W A DISTANCE OF 111.84 FEET TO A POINT; THENCE S40° CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 111.84 FEET, A CHORD BEING 111.84 FEET TO A POINT; THENCE S72°28'00"W A DISTANCE OF 111.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRUMPETER DRIVE AND A NON-FUNCTIONAL CURVE TO THE LEFT;

SAID PARCEL OF LAND CONTAINS 34.83 ACRES ±.

DEDICATION

BECAUSE SAID PRESIDENT, BOARD OF DIRECTORS AND SHAREHOLDERS OF SWAN RANCH RAIL PARK, INC. (SRRP) HAVE MADE AN AGREEMENT WITH THE CITY OF CHEYENNE, WYOMING FOR THE DEDICATION OF THE SAID PARCEL OF LAND TO THE CITY OF CHEYENNE, WYOMING FOR ECONOMIC DEVELOPMENT. SWAN RANCH RAIL PARK, INC. (SRRP) HAS AGREED TO TRANSFER TO THE CITY OF CHEYENNE, WYOMING THE SAID PARCEL OF LAND TO BE USED FOR ECONOMIC DEVELOPMENT. SWAN RANCH RAIL PARK, INC. (SRRP) HAS AGREED TO TRANSFER TO THE CITY OF CHEYENNE, WYOMING THE SAID PARCEL OF LAND TO BE USED FOR ECONOMIC DEVELOPMENT. SWAN RANCH RAIL PARK, INC. (SRRP) HAS AGREED TO TRANSFER TO THE CITY OF CHEYENNE, WYOMING THE SAID PARCEL OF LAND TO BE USED FOR ECONOMIC DEVELOPMENT.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1 (R)	915.14	791.00	47°30'47"	S27°28'00"W	574.49
C2 (R)	483.89	515.50	30°17'57"	S14°47'19"W	463.97
C3	142.53	145.50	93°05'31"	S7°48'29"W	142.35
C4	308.08	145.50	27°07'57"	S57°47'00"W	303.24
C5 (R)	423.23	303.00	17°42'00"	S40°48'00"W	388.78
C6	285.11	303.00	47°27'17"	N47°22'00"W	235.52
C7	185.01	303.00	54°11'07"	S27°47'15"W	162.28
C8	462.45	515.50	44°46'47"	N59°34'45"E	438.88
C9	133.33	615.50	6°12'31"	S14°28'00"W	133.12
C10	133.34	615.50	6°12'31"	S28°39'00"W	133.88

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 3RD DAY OF MAY 2017

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING, THIS 27TH DAY OF FEBRUARY 2017

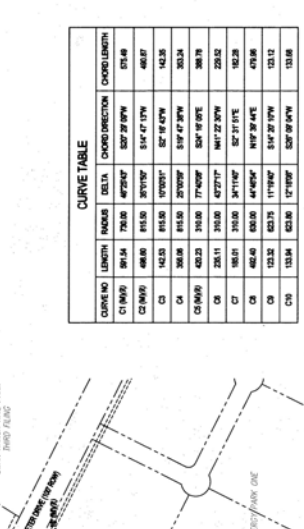
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 22ND DAY OF FEBRUARY 2017

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF SURVEYOR

I, David J. Calkins, a PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM THE RECORDS AND FIELD MEASUREMENTS OF THE SAID PARCEL OF LAND AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING



FILED

RECORDED IN BOOK 2716 PAGE 247

RECORDED IN BOOK 2716 PAGE 247

RECORDED IN BOOK 2716 PAGE 247

APPROVALS

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 22ND DAY OF FEBRUARY 2017

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING, THIS 27TH DAY OF FEBRUARY 2017

FILED RECORD

RECORDED IN BOOK 2716 PAGE 247

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173698 AL303(12.0523)/2888 05/24/17 1:05:11pm 058988