

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name SWAN RANCH RAIL PARK 15TH FILING
 Received from A V I INC
 Grantor LARAMIE CO CORP - LEADS
 Grantee RE SWAN RANCH RAIL PARK 15F
 Document Date 11/26/2018
 Legal Description PTN NW4 SEC 27 T13N R67W

SUBDIVISION INFORMATION

Short Alpha Name SWAN RCH RAIL PK 15F
 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
13/67	27	27	N/A	N

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
SWAN RANCH RAIL PARK 15F	1	2	1

RECP #: 749213
 RECORDED 1/2/2019 AT 10:21 AM REG 11.90457
 SHERA, THE CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

NO.	REVISION	DATE

CHEYENNE LEADS/GRANITE PEAK DEVELOPMENT

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

ENGINEERING PLANNING SURVEYING
 3042 E 68th ST
 1100 OLD TOWN LANE, SUITE 101
 CHEYENNE, WY 82001
 CHEYENNELEADS.COM
 DATE: Dec 13, 2018
 DRAWN BY: C/D
 REVISION BY: AD
 CHECKED BY: AD
 JOB NO.: 4183
 DRAWING NO.: 1 OF 1

- LEGEND**
- FOUND ALUMINUM CAP WITH PLAS 12045
 - SET TURNING CAP WITH PLAS 12045
 - MEASURED DATA THIS PLAT
 - RECORD DATA FROM PLAT OF SWAN RANCH RAIL PARK, FIRST FILING
 - RECORD DATA FROM PLAT OF SWAN RANCH RAIL PARK, FIFTH FILING
 - RECORD DATA FROM PLAT OF SWAN RANCH RAIL PARK, SEVEN FILING
 - RECORD DATA FROM PLAT OF SWAN RANCH RAIL PARK, ELEVENTH FILING

LEGAL DESCRIPTION
 A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING ON THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SWAN RANCH RAIL PARK, ELEVENTH FILING AND A POINT ON THE EASTERN RIGHT OF WAY OF BERWICK DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY N07°05'33"E A DISTANCE OF 118.69 FEET TO A POINT ON THE WESTERN PROPERTY LINE OF SWAN RANCH RAIL PARK, ELEVENTH FILING, THENCE ALONG SAID WESTERN PROPERTY LINE S89°25'10"W A DISTANCE OF 101.31 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TUNDRA DRIVE, THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF TUNDRA DRIVE, THENCE ALONG SAID NORTHERLY PROPERTY LINE OF SAID LOT 1, BLOCK 1, OF SWAN RANCH RAIL PARK, FIRST FILING, THENCE ALONG SAID EASTERLY PROPERTY LINE N04°38'33"E A DISTANCE OF 118.69 FEET TO A POINT ON THE WESTERN PROPERTY LINE OF SWAN RANCH RAIL PARK, SEVEN FILING, THENCE ALONG SAID WESTERN PROPERTY LINE N07°05'33"E A DISTANCE OF 456.59 FEET MORE OR LESS TO THE POINT OF BEGINNING.
 SAID PARCEL OF LAND CONTAINS 34.89 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

DEDICATION
 THE UNDERSIGNED HEREBY PRESENTS THIS INSTRUMENT, CHEYENNE LEADS/GRANITE PEAK DEVELOPMENT, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WYOMING, TO THE CITY OF CHEYENNE, WYOMING, FOR ECONOMIC DEVELOPMENT. THE UNDERSIGNED HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

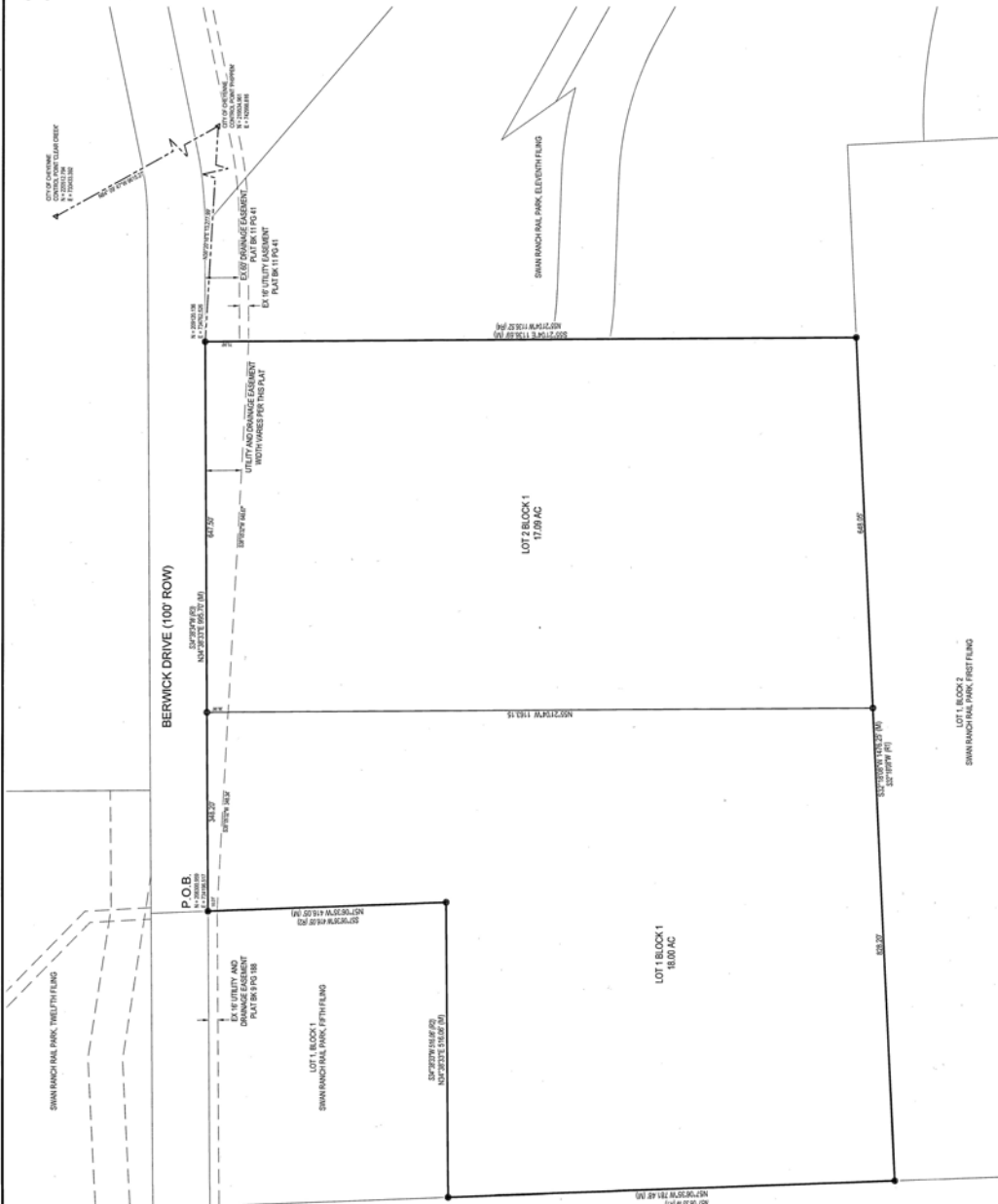
Christy A. Johnson
 CEO, CHEYENNE-LEADS/GRANITE PEAK DEVELOPMENT, INC.

ACKNOWLEDGEMENTS
 STATE OF WYOMING)
 COUNTY OF LARAMIE)
 I, *Adam E. Deschler*, a Registered Professional Land Surveyor in the State of Wyoming, hereby state that this survey was made from the original field notes and data of the surveyor on file with the State of Wyoming, and that the monument set and shown on this plat were found as shown and that this plat correctly represents said land as shown and that the land depicted hereon is the best of my knowledge.

APPROVALS
 APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 27th DAY OF November, 2018.
David J. ...
 CITY CLERK

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 26th DAY OF November, 2018.
Michael ...
 MAYOR

FINAL PLAT FOR SWAN RANCH RAIL PARK FIFTEENTH FILING
 BEING SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST, LARAMIE COUNTY, WYOMING.
 PREPARED DECEMBER 2018



CERTIFICATE OF SURVEYOR
 I, ADAM E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS MADE FROM THE ORIGINAL FIELD NOTES AND DATA OF THE SURVEYOR ON FILE WITH THE STATE OF WYOMING, AND THAT THE MONUMENT SET AND SHOWN ON THIS PLAT WERE FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID LAND AS SHOWN AND THAT THE LAND DEPICTED HEREON IS THE BEST OF MY KNOWLEDGE.

NOTES
 1. ALL BEARS 24" LONG WITH A 1/2" ALUMINUM CAP STAMPED A.V.P.C. 12045 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INTERSECTIONS, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.

FILED RECORD
 RECORDED 12/13/18 AT 10:02 AM BY 1189233
 CHEYENNE COUNTY CLERK

BASIS OF BEARINGS:
 COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE COORDINATE SYSTEM (IPZONE 4801) NAD 83 - 1982 DATUM. BEARINGS, DISTANCES AND STATIONING ARE GRID BASED, TO OBTAIN GROUND DISTANCES MULTIPLY PLAT DATA BY A PROJECT SCALE FACTOR OF 1.000000004.

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