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LEGAL DESCRIPTION

A PORTION OF LAND SHOWN IN PORTIONS OF SECTIONS 27, 28, 29, 30, 31, AND 34, TOWNSHIP 13 NORTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, AND PARTS BEING THE FULL PART OF SWAN RANCH FIRST FILING SURVEYED SEPARATELY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

DESCRIPTED PARCEL NO. 1

A PORTION OF LAND SHOWN IN SECTION 27, TOWNSHIP 13 NORTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, AND PARTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CONTAINING 233.8 ACRES MORE OR LESS.

DESCRIPTED PARCEL NO. 2

A PORTION OF LAND SHOWN IN PORTIONS OF SECTIONS 27, 28, 29, 30, 31, AND 34, TOWNSHIP 13 NORTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, AND PARTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CONTAINING 924.1 ACRES MORE OR LESS.

AREA TABULATION

- TOTAL PLATED BOUNDARY CONTAINS 319.3 ACRES MORE OR LESS
SECTION 1 CONTAINS 233.8 ACRES MORE OR LESS
SECTION 2 CONTAINS 242.4 ACRES MORE OR LESS
SECTION 3 CONTAINS 152.9 ACRES MORE OR LESS
SECTION 4 CONTAINS 152.9 ACRES MORE OR LESS
SECTION 5 CONTAINS 152.9 ACRES MORE OR LESS
SECTION 6 CONTAINS 152.9 ACRES MORE OR LESS

NOTES:

- SECTION 1 AND 2 ARE SUBJECT TO A DEED OF TRUST IN RESPECT OF SWAN RANCH FIRST FILING SURVEYED SEPARATELY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
SECTION 3 AND 4 ARE SUBJECT TO A DEED OF TRUST IN RESPECT OF SWAN RANCH FIRST FILING SURVEYED SEPARATELY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
SECTION 5 AND 6 ARE SUBJECT TO A DEED OF TRUST IN RESPECT OF SWAN RANCH FIRST FILING SURVEYED SEPARATELY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

DEDICATION

THIS PLAN HAS BEEN FILED FOR RECORD AND THE UNDERSIGNED PUBLIC OFFICERS, MEMBERS OF THE BOARD OF PUBLIC OFFICERS, COUNTY OF LARAMIE, WYOMING, HAVE REVIEWED THE SAME AND HAVE FOUND THAT THE SAME COMES WITHIN THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF WYOMING RELATIVE TO THE DEDICATION OF LAND TO PUBLIC USE AND HAVE THEREFORE RECORDED THIS PLAN AS A PUBLIC RECORD.

APPROVED AND ATTEST: COUNTY CLERK

STATE OF WYOMING

COUNTY OF LARAMIE

ACKNOWLEDGEMENTS

I, the undersigned, have acknowledged before me the foregoing instrument as the act and deed of the parties thereto, and I have caused the same to be recorded in the public records of the County of Laramie, Wyoming.



APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 13th DAY OF MAY, 1919.

ATTEST: COUNTY CLERK

WATER WELL CONSTRUCTION NOTES

- 1. WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF WATER CONTROL.
2. THE WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF WATER CONTROL.
3. THE WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF WATER CONTROL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BEARING, BASED ON THE G.P.S. MEASUREMENTS USING A LOCAL MERIDIAN, 1300 000 000 CORRECTED SOUTH, WITH A BEARING OF 200 000 000, AS SHOWN HEREIN ALONG THE SOUTH LINE OF SECTION 27.

CERTIFICATE OF SURVEYOR



I, the undersigned, a duly qualified Surveyor General of Wyoming, have surveyed the above described land and have found that the same is in accordance with the original survey and the same is in accordance with the original survey and the same is in accordance with the original survey.

FILING RECORD

Form with fields for recording number (552495), date (MAY 13 1919), and other filing information.

FINAL PLAT OF SWAN RANCH PARK FIRST FILING

BEING SITUATED IN PORTIONS OF SECTIONS 27, 28, 29, 30, 31, AND 34, TOWNSHIP 13 NORTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

Table with columns for recording information and a grid for recording details.

GRANITE PEAK DEVELOPMENT 1300 VENTURE WAY CASPER, WY. 82609

SWAN RANCH RAIL PARK FIRST FILING FINAL PLAT

Recording information including recording number 2-3122 and date 2-10.

1-1-10	PLANNING BOARD (PLANNING BOARD)
1-1-10	PLANNING BOARD (PLANNING BOARD)
1-1-10	PLANNING BOARD (PLANNING BOARD)
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1-1-10	PLANNING BOARD (PLANNING BOARD)

GRANITE PEAK DEVELOPMENT
 1300 VENTURE WAY
 CASPER, WY. 82609

SWAN RANCH RAIL PARK
 SWAN FIRST FILING
 FINAL PLAT

Di
 ENGINEERS
 1000 WEST 10TH AVENUE
 CASPER, WY 82601
 PHONE: 234-1111
 FAX: 234-1112
 WWW: WWW.DIENGINEERS.COM

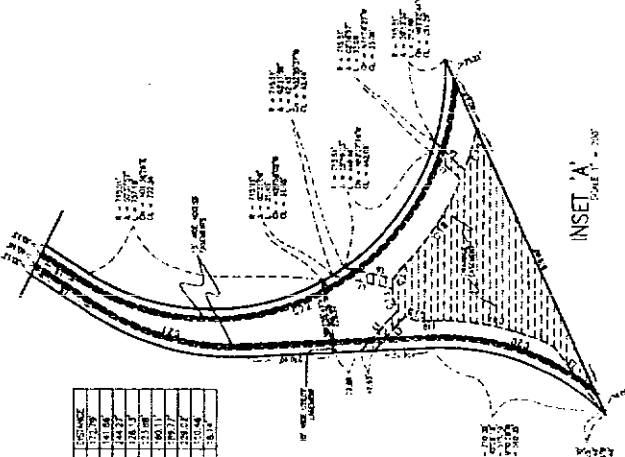
PROJECT NO. 2-31-10
 SHEET NO. 2-31-22
 DATE: 2-31-22

NOTES:

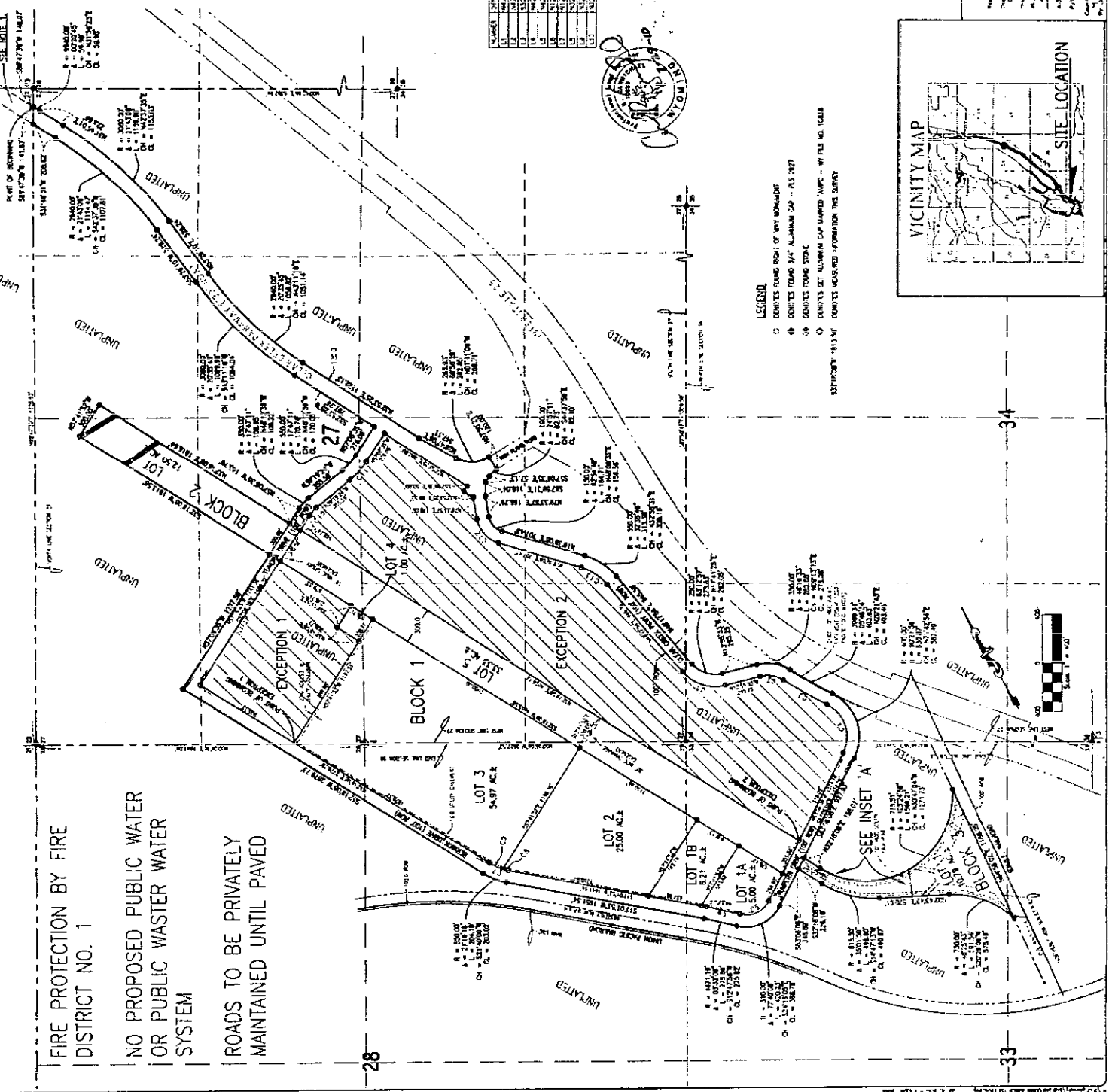
- SEE MAP OF SWAN RANCH RAIL PARK AS SHOWN HEREON FOR THE LOCATION OF THE SWAN RANCH RAIL PARK AND THE SWAN RANCH RAIL PARK.
- LOT 1 OF BLOCK 1, LOT 2 OF BLOCK 1, AND LOT 3 OF BLOCK 1 ARE LOTS RESERVE FOR RAIL ROAD ACCESS SPECIFICATIONS FOR THE RAIL ROAD, AND ONLY ONE ROAD USE IS PERMITTED ON SAID THREE LOTS.
- A 24' BY 57' TRAIL WITH A 2" ALUMINUM CAP STAMPED "P&G" SHALL BE PLACED AT ALL PROPERTY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND WEALE POINTS.
- THE COUNTY NOTES THAT ANY CHANGES TO THIS PLAT MAY BE MADE, CHANGED OR REVISED BY AGREEMENT WITH THE COUNTY ENGINEER AND COUNTY PLANNER APPROVAL.

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE OF CURVATURE
1	S 89° 15' 00" W	100.00	100.00	90.00
2	S 89° 15' 00" W	100.00	100.00	90.00
3	S 89° 15' 00" W	100.00	100.00	90.00
4	S 89° 15' 00" W	100.00	100.00	90.00
5	S 89° 15' 00" W	100.00	100.00	90.00
6	S 89° 15' 00" W	100.00	100.00	90.00
7	S 89° 15' 00" W	100.00	100.00	90.00
8	S 89° 15' 00" W	100.00	100.00	90.00
9	S 89° 15' 00" W	100.00	100.00	90.00
10	S 89° 15' 00" W	100.00	100.00	90.00
11	S 89° 15' 00" W	100.00	100.00	90.00
12	S 89° 15' 00" W	100.00	100.00	90.00
13	S 89° 15' 00" W	100.00	100.00	90.00
14	S 89° 15' 00" W	100.00	100.00	90.00
15	S 89° 15' 00" W	100.00	100.00	90.00
16	S 89° 15' 00" W	100.00	100.00	90.00
17	S 89° 15' 00" W	100.00	100.00	90.00
18	S 89° 15' 00" W	100.00	100.00	90.00
19	S 89° 15' 00" W	100.00	100.00	90.00
20	S 89° 15' 00" W	100.00	100.00	90.00
21	S 89° 15' 00" W	100.00	100.00	90.00
22	S 89° 15' 00" W	100.00	100.00	90.00



FINAL PLAT
of
SWAN RANCH RAIL PARK FIRST FILING
 BEING SITUATED IN PORTIONS OF SECTIONS 27, 28, 33, AND 34, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
 PREPARED JANUARY, 2010



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

ANNEXATION COVENANT

KNOW ALL MEN BY THESE PRESENTS

That, the undersigned, being the owners of the following described property situated in Laramie County, Wyoming, to wit:

All of those lands owned as of the date of this agreement by Swan Ranch, LLC bounded on:

The West by the Easterly Right of Way line of I-25;

The North by the South Right of Way line of Interstate highways I-80

The East by the Westerly Right of Way of South West Drive; the boundaries of Swan Ranch First Filing; and Mountain View Homes Subdivision,

On the South by the South Boundary of said Section 11, all of the which are located in Sections 11, and 12, T13N R67W,

And:

All of those lands owned as of the date of this agreement by Swan Ranch, LLC and Clear Creek Land Company, LLC bounded on:

The East by the Right of Way lines of Interstate highways I-25,

The North by the Right of Way lines of I-80; and the Union Pacific Railroad,

The West by the Right of Way lines of the Union Pacific Railroad;

The South by the Right of Way lines of the Burlington Northern Santa Fe Right of Way Lines all of which are located in Sections 10, 11, 14, 15, 16, 21, 22, 23, 26, 27, 28, 33 and 34.

Swan Ranch 1st Filing Block 1, Lots 1A, 4 & 5, Block 2, Lot 1, Block 3, Lot 1.

Swan Ranch 2nd Filing Block 1, Lot 2, Block 2, Lots 2 & 3

Swan Ranch 3rd Filing Block 1, Lots 1-4, Block 2, Lot 4

and shown in Exhibit A.

in consideration of the mutual promises encompassed within the Development Agreement (AGREEMENT) recorded in book 2221 and page 1156 with the Laramie County Clerk of Deeds do hereby consent to the annexation of the above property to the City of Cheyenne, and do hereby covenant and agree to do and execute such further acts, conveyances and assurances as may reasonably be required by the City of Cheyenne for full performance of the AGREEMENT.

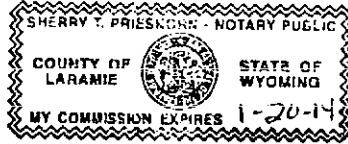
This consent to annexation shall constitute a covenant appurtenant to the above-described property and shall bind the undersigned, their heirs, legal representatives and assigns to the full performance thereof.

Dated July 21 2011.

[Signature]
Swan Ranch, LLC

[Signature]
Clear Creek Land Co., LLC

State of Wyoming)
) SS.
County of Laramie)

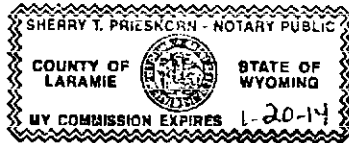


The foregoing instrument was acknowledged before me this 21 day of July, 2011, by W.N. McMurry.

Witness my hand and official seal.

[Signature]
Notary Public

State of Wyoming)
) SS.
County of Laramie)



The foregoing instrument was acknowledged before me this 21 day of July, 2011, by W.N. McMurry.

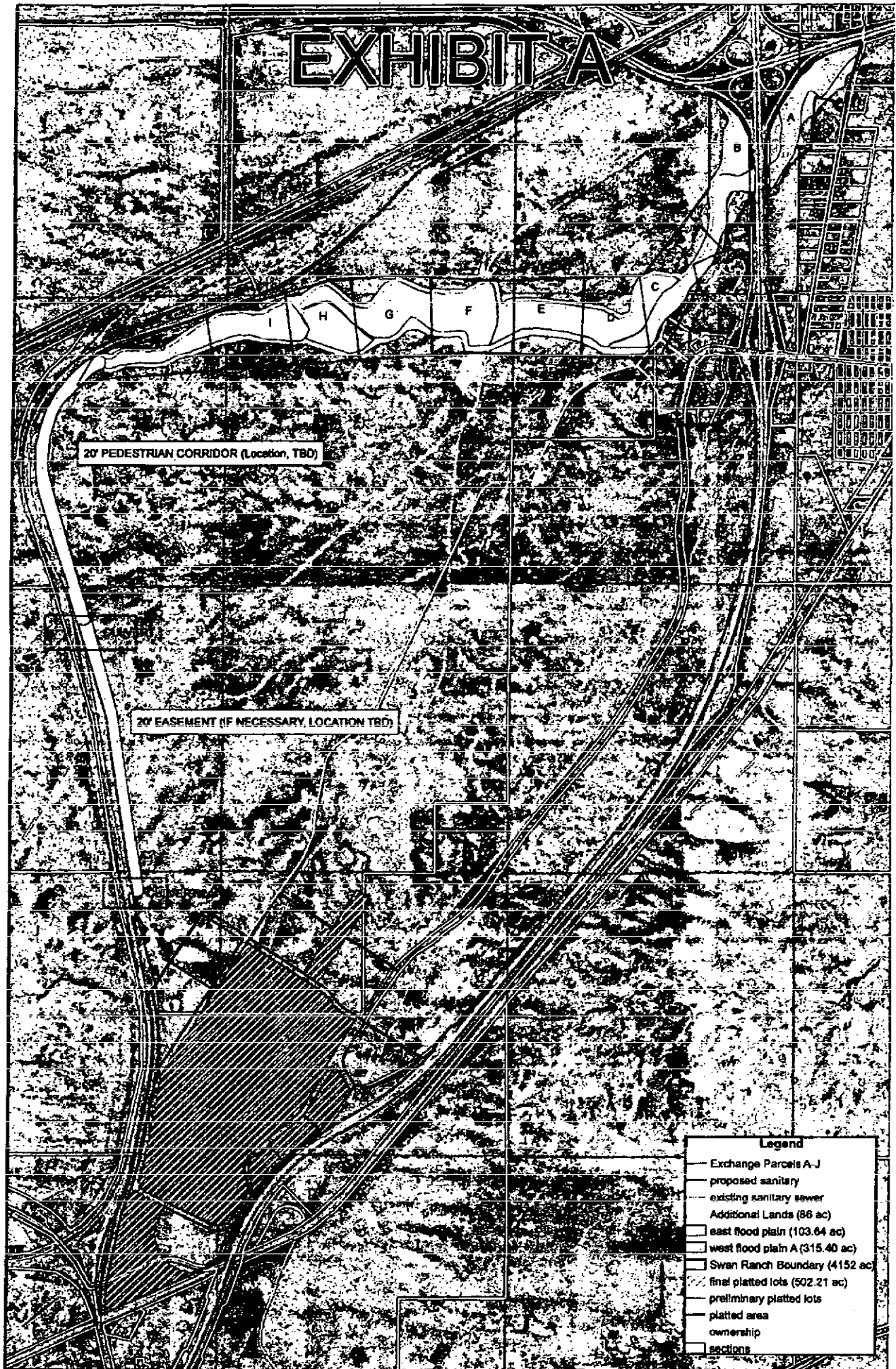
Witness my hand and official seal.

[Signature]
Notary Public



RECORDED 7/26/2011 AT 8:23 AM REC# 572875 IK# 2229 PG# 471
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

EXHIBIT A



Legend	
[Line]	Exchange Parcels A-J
[Line]	proposed sanitary
[Line]	existing sanitary sewer
[Line]	Additional Lands (86 ac)
[Line]	east flood plain (103.64 ac)
[Line]	west flood plain A (315.40 ac)
[Line]	Swan Ranch Boundary (4152 ac)
[Line]	final platted lots (502.21 ac)
[Line]	preliminary platted lots
[Line]	platted area
[Line]	ownership
[Line]	sections

RECORDED 7/26/2011 AT 9:23 AM REC# 572875 BK# 2229 PG# 472
 DEBRA K. LATHROP, CLERK OF LARABIE COUNTY, NY PAGE 3 OF 3

ANNEXATION COVENANT

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All of those lands owned as of the date of this agreement by Swan Ranch, LLC bounded on:

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- The North by the South Right of Way line of Interstate highways I-80
- The East by the Westerly Right of Way of South West Drive; the boundaries of Swan Ranch First Filing; and Mountain View Homes Subdivision,
- On the South by the South Boundary of said Section 11, all of the which are located in Sections 11, and 12, T13N R67W,

And:

All of those lands owned as of the date of this agreement by Swan Ranch, LLC and Clear Creek Land Company, LLC bounded on:

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- The North by the Right of Way lines of I-80; and the Union Pacific Railroad,
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The South by the Right of Way lines of the Burlington Northern Santa Fe Right of Way Lines all of which are located in Sections 10, 11, 14, 15, 16, 21, 22, 23, 26, 27, 28, 33 and 34.

Swan Ranch ^{1st} Filing Block 1, Lots 1A, 4 & 5, Block 2, Lot 1, Block 3, Lot 1
Swan Ranch ^{2nd} Filing Block 1, Lot 2, Block 2, Lots 2 & 3
Swan Ranch ^{3rd} Filing Block 1, Lots 1-4, Block 2, Lot 4

*RAIL PARK

and shown in Exhibit A.

in consideration of the mutual promises encompassed within the Development Agreement (AGREEMENT) recorded in book 2221 and page 1156 with the Laramie County Clerk of Deeds do hereby consent to the annexation of the above property to the City of Cheyenne, and do hereby covenant and agree to do and execute such further acts, conveyances and assurances as may reasonably be required by the City of Cheyenne for full performance of the AGREEMENT.

Page 1 of 2

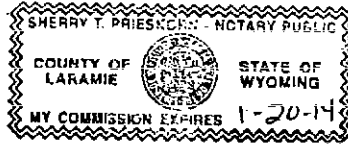
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Dated July 21 2011.

[Signature]
Swan Ranch, LLC

[Signature]
Clear Creek Land Co., LLC

State of Wyoming)
) SS.
County of Laramie)

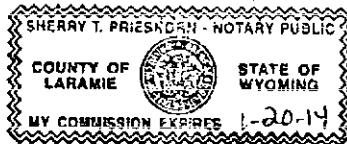


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[Signature]
Notary Public

State of Wyoming)
) SS.
County of Laramie)



The foregoing instrument was acknowledged before me this 21 day of July, 2011, by W.N. McMurry.

Witness my hand and official seal.

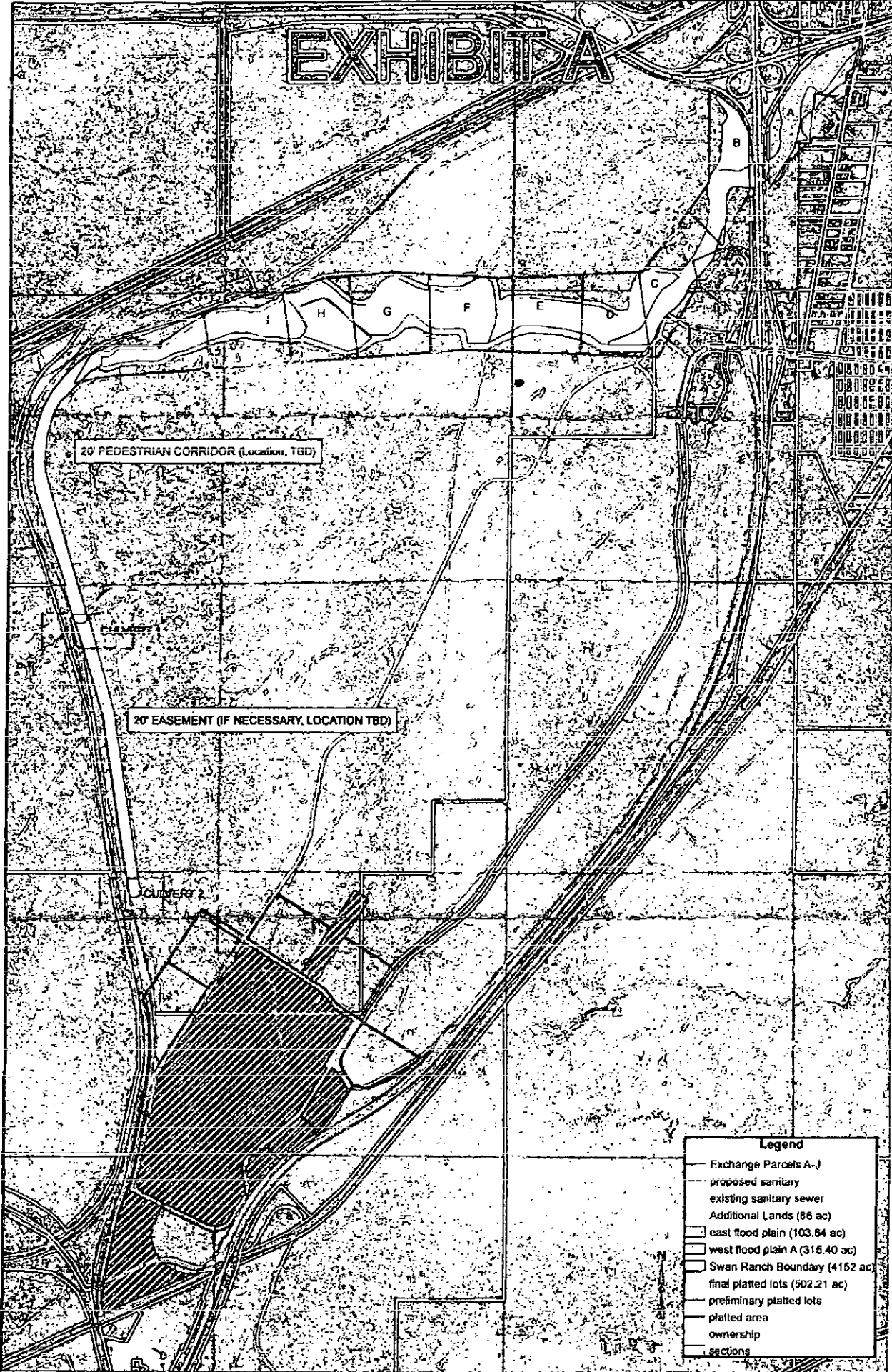
[Signature]
Notary Public



RECORDED 8/10/2011 AT 1:23 PM REC# 573888 BK# 2231 PG# 715
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

RECORDED 7/26/2011 AT 8:23 AM REC# 572875 BK# 2229 PG# 471
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

EXHIBIT A



20' PEDESTRIAN CORRIDOR (LOCATION TBD)

20' EASEMENT (IF NECESSARY, LOCATION TBD)

Legend	
—	Exchange Parcels A-J
—	proposed sanitary
—	existing sanitary sewer
—	Additional Lands (86 ac)
▨	east flood plain (103.64 ac)
▨	west flood plain A (315.40 ac)
▨	Swan Ranch Boundary (4152 ac)
▨	final platted lots (502.21 ac)
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▨	ownership
▨	sections

RECORDED 7/26/2011 AT 8:23 AM REC# 572875 BK# 2229 PG# 472 RECORDED 8/10/2011 AT 1:23 PM REC# 573888 BK# 2231 PG# 715
 DEBRA K. LATHROP, CLERK OF LARARIE COUNTY, WY PAGE 3 OF 3 DEBRA K. LATHROP, CLERK OF LARARIE COUNTY, WY PAGE 3 OF 3