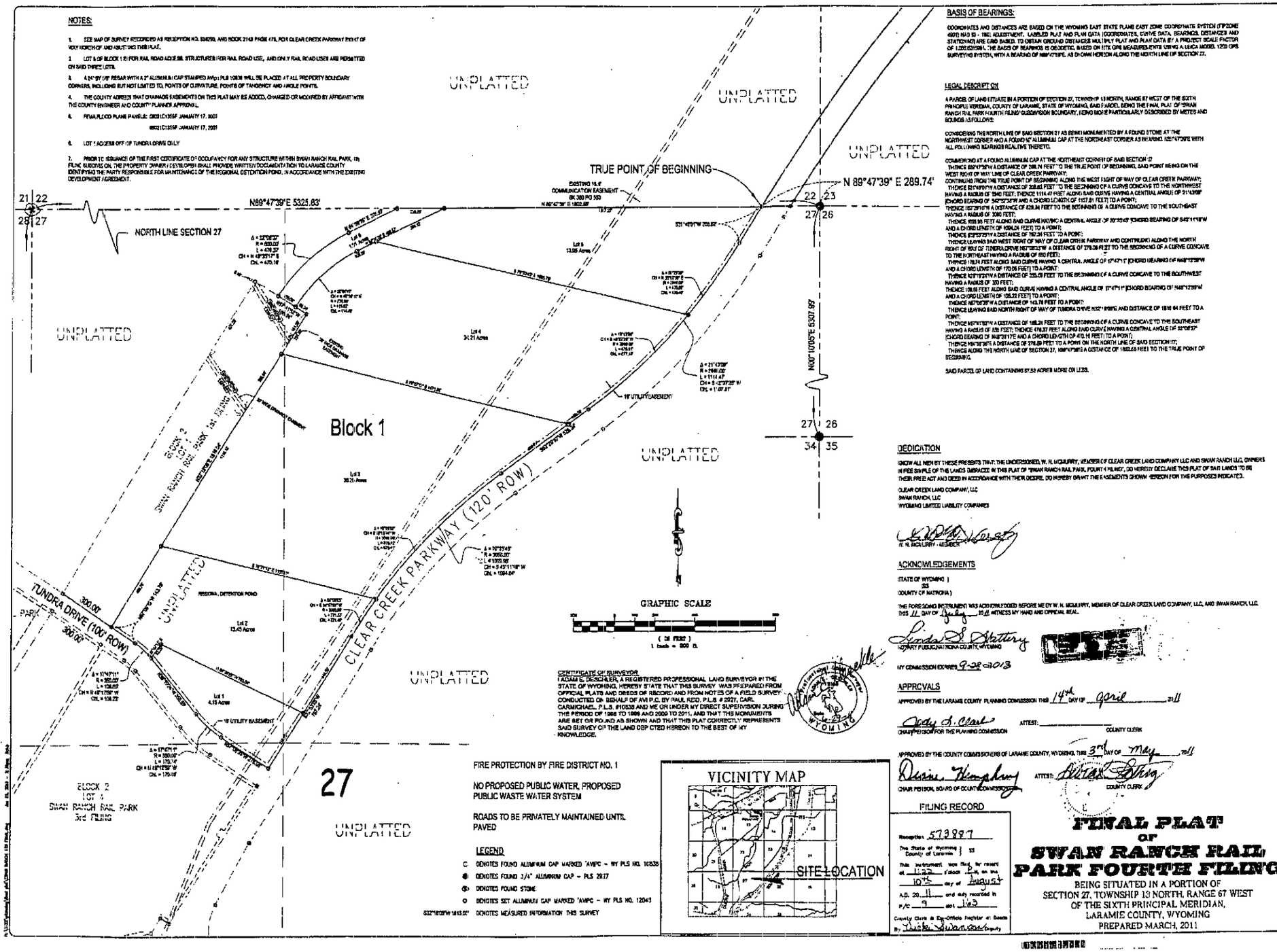
NOTES:

1. SEE MAP OF SURVEY RECORDED AS RECEPTION NO. 534293, AND BOOK 2143 PAGE 478, FOR CLEAR CREEK PARKWAY RIGHT OF WAY NORTH OF AND ADJACENT TO THIS PLAT.
2. LOT 5 OF BLOCK 1 IS FOR RAIL ROAD ACCESS. STRUCTURES FOR RAIL ROAD USE, AND ONLY RAIL ROAD USES ARE PERMITTED ON SAID THREE LOTS.
3. A 24"X36" LW REBAR WITH A 2" ALUMINUM CAP STAMPED AWPC PLS 10838 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
4. THE COUNTY AGREES THAT DRAINAGE EASEMENTS ON THIS PLAT MAY BE ADDED, CHANGED OR MODIFIED BY AFFIDAVIT WITH THE COUNTY ENGINEER AND COUNTY PLANNER APPROVAL.
5. FEMA FLOOD PLAIN PANELS: 56021C1355F JANUARY 17, 2007
56021C1335F JANUARY 17, 2007
6. LOT 1 ACCESS OFF OF TUNDRA DRIVE ONLY.
7. PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE WITHIN SWAN RANCH RAIL PARK, 4TH FILING SUBDIVISION, THE PROPERTY OWNER / DEVELOPER SHALL PROVIDE WRITTEN DOCUMENTATION TO LARAMIE COUNTY IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTENANCE OF THE REGIONAL DETENTION POND, IN ACCORDANCE WITH THE EXISTING DEVELOPMENT AGREEMENT.



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

FIRE PROTECTION BY FIRE DISTRICT NO. 1

NO PROPOSED PUBLIC WATER, PROPOSED PUBLIC WASTE WATER SYSTEM

ROADS TO BE PRIVATELY MAINTAINED UNTIL PAVED

LEGEND

- C DENOTES FOUND ALUMINUM CAP MARKED "AWPC – WY PLS NO. 10838
- ● DENOTES FOUND 3/4" ALUMINUM CAP – PLS 2917
- ⟨S⟩ DENOTES FOUND STONE
- ○ DENOTES SET ALUMINUM CAP MARKED "AWPC – WY PLS NO. 12043
- S32°18'03"W 1813.51' DENOTES MEASURED INFORMATION THIS SURVEY

VICINITY MAP

BASIS OF BEARINGS:

COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE EAST ZONE COORDINATE SYSTEM (FIPZONE 4901) NAD 83 – 1992, ADJUSTMENT. LABELED PLAT AND PLAN DATA (COORDINATES, CURVE DATA, BEARINGS, DISTANCES AND STATIONING) ARE GRID BASED. TO OBTAIN GROUND DISTANCES MULTIPLY PLAT AND PLAN DATA BY A PROJECT SCALE FACTOR OF 1.0001629846. THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1230 GPS SURVEYING SYSTEM, WITH A BEARING OF N89°47'39"E, AS SHOWN HEREON ALONG THE NORTH LINE OF SECTION 27.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, SAID PARCEL BEING THE FINAL PLAT OF SWAN RANCH RAIL PARK FOURTH FILING SUBDIVISION BOUNDARY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEING MONUMENTED BY A FOUND STONE AT THE NORTHWEST CORNER AND A FOUND ½" ALUMINUM CAP AT THE NORTHEAST CORNER AS BEARING N89°47'39"E WITH ALL FOLLOWING BEARINGS RELATIVE THERETO;

COMMENCING AT A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID SECTION 27
THENCE S89°47'39"W A DISTANCE OF 289.74 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CLEAR CREEK PARKWAY;
CONTINUING FROM THE TRUE POINT OF BEGINNING ALONG THE WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY;
THENCE S21°43'39"W A DISTANCE OF 208.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1940 FEET; THENCE 1114.47 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 31°43'59" (CHORD BEARING OF S36°25'39"W AND A CHORD LENGTH OF 1127.81 FEET) TO A POINT;
THENCE S51°29'10"W A DISTANCE OF 629.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3060 FEET;
THENCE 1038.96 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°32'45" (CHORD BEARING OF S41°11'48"W AND A CHORD LENGTH OF 1034.01 FEET) TO A POINT;
THENCE S30°55'26"W A DISTANCE OF 782.94 FEET TO A POINT;
THENCE LEAVING SAID WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY AND CONTINUING ALONG THE NORTH RIGHT OF WAY OF TUNDRA DRIVE N59°04'34"W A DISTANCE OF 279.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 850 FEET;
THENCE 139.74 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°25'21" (CHORD BEARING OF N48°12'58"W AND A CHORD LENGTH OF 139.58 FEET) TO A POINT;
THENCE N53°10'23"W A DISTANCE OF 335.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 330 FEET;
THENCE 109.58 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°01'31" (CHORD BEARING OF N48°12'08"W AND A CHORD LENGTH OF 109.09 FEET) TO A POINT;
THENCE N38°40'08"W A DISTANCE OF 143.78 FEET TO A POINT;
THENCE LEAVING SAID NORTH RIGHT OF WAY OF TUNDRA DRIVE N32°19'05"E AND A DISTANCE OF 1816.64 FEET TO A POINT;
THENCE N59°41'55"W A DISTANCE OF 148.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 650 FEET; THENCE 478.37 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 42°09'53" (CHORD BEARING OF N38°36'17"E AND A CHORD LENGTH OF 467.76 FEET) TO A POINT;
THENCE N17°31'20"E A DISTANCE OF 576.28 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE OF SECTION 27, N89°47'39"E A DISTANCE OF 1802.65 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 61.53 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, W. N. MCMURRY, MEMBER OF CLEAR CREEK LAND COMPANY LLC AND SWAN RANCH LLC, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "SWAN RANCH RAIL PARK, FOURTH FILING", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE. DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

CLEAR CREEK LAND COMPANY, LLC
SWAN RANCH, LLC
WYOMING LIMITED LIABILITY COMPANIES

W. N. MCMURRY - MEMBER

ACKNOWLEDGEMENTS

(STATE OF WYOMING)
)SS
(COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY W. N. MCMURRY, MEMBER OF CLEAR CREEK LAND COMPANY, LLC, AND SWAN RANCH, LLC. THIS 11 DAY OF July, 2011 WITNESS MY HAND AND OFFICIAL SEAL.

Linda S. Slattery
NOTARY PUBLIC NATRONA COUNTY, WYOMING

MY COMMISSION EXPIRES 9-28-2013

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 14th DAY OF April, 2011

Jody A. Clark
CHAIRPERSON FOR THE PLANNING COMMISSION

ATTEST: _____
COUNTY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 3rd DAY OF May, 2011

Diane Humphrey
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST: Debra K. Lee
COUNTY CLERK

CERTIFICATE OF SURVEYOR:

I, ADAM B. DEGENHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY PAUL REID, P.L.S. # 2927, CARL CARMICHAEL, P.L.S. #10838 AND ME OR UNDER MY DIRECT SUPERVISION DURING THE PERIOD OF 1998 TO 1999 AND 2009 TO 2011, AND THAT THIS MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE.

ADAM B. DEGENHER
WYOMING

FILING RECORD

Reception 573997
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 1:22 o'clock P.M. on the 10th day of August A.D. 2011 and duly recorded in P/C 9 slot 145
County Clerk & Ex-Officio Register of Deeds
By: Linda Swanson Deputy

FINAL PLAT OF SWAN RANCH RAIL PARK FOURTH FILING

BEING SITUATED IN A PORTION OF
SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING
PREPARED MARCH, 2011

GRANITE PEAK DEVELOPMENT
1300 VENTURE WAY
CASPER, WY. 82609

SWAN RANCH RAIL PARK FOURTH FILING

FINAL PLAT

avi engineering planning surveying P.C.
1153 CY AVE. CASPER, WY. 82601
PHONE (307) 237-9271 FAX (307) 237-2848

DESIGNED BY	DRAWN BY
AD	RLA
CHECKED BY	DATE
AD	2-11
JOB NO.	
2-3122	
DRAWING NO.	1 OF 1