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SWAN RANCH RAIL PARK  
FIFTH FILING  
FINAL PLAY

GRANITE PEAK DEVELOPMENT  
1300 VENTURE WAY  
CASPER, WY. 82609

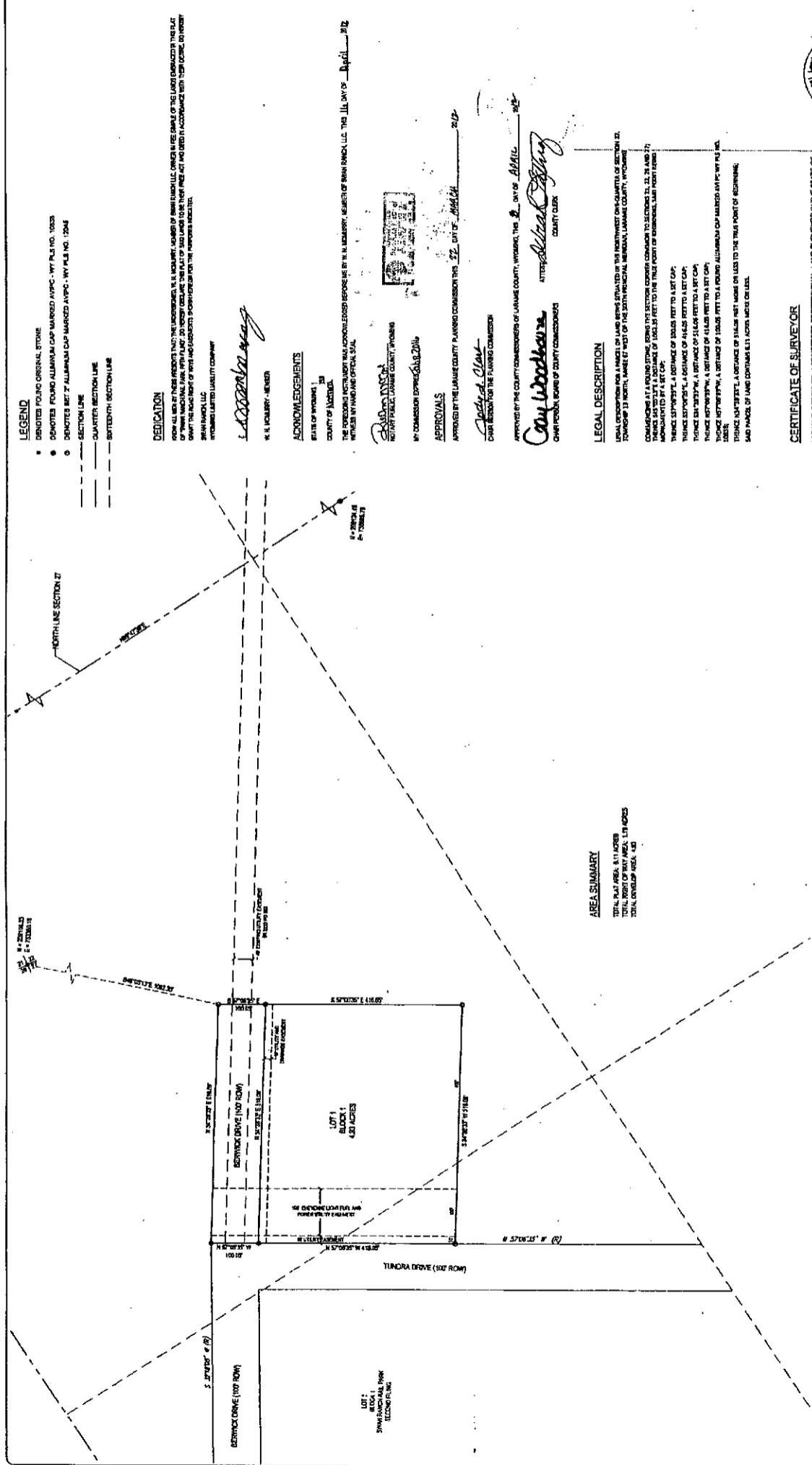
SWAN RANCH RAIL PARK  
FIFTH FILING  
FINAL PLAY

**QJi**  
QUANTITY SURVEYING  
INCORPORATED

BE: 2/13  
AD: 2/13

2-3332

Sheet No. 1 of 1



### FINAL PLAY OF SWAN RANCH RAIL PARK FIFTH FILING

BEING SITUATED THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
PREPARED FEBRUARY, 2012

**LEGEND**

- DENOTES FOUND ORIGINAL STONE
- DENOTES FOUND ALUMINUM CAP MARKED AVPC - WY PLS NO. 10029
- DENOTES MET Z ALUMINUM CAP MARKED AVPC - WY PLS NO. 10048
- SECTION LINE
- - - QUARTER SECTION LINE
- - - - - SIXTEENTH SECTION LINE

**DEDICATION**

FROM ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, N. H. HOUWRY, MEMBER OF SWAN RANCH, LLC, OWNER IN FEE SHARE OF THE LANDS DESCRIBED IN THIS PLAT OF SWAN RANCH RAIL PARK, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES DESCRIBED.

**ACKNOWLEDGEMENTS**

STATE OF WYOMING  
COUNTY OF LARAMIE

THE FOREGOING INSTRUMENT WAS RECORDED BEFORE ME BY N. H. HOUWRY, MEMBER OF SWAN RANCH, LLC, THIS 13th DAY OF April, 2012, AT MY OFFICE IN THE CITY AND COUNTY OF LARAMIE, WYOMING.

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 22 DAY OF MARCH, 2012.

*Carol Woodhouse*  
COUNTY CLERK

**LEGAL DESCRIPTION**

THIS INSTRUMENT FOR PARTS 1 & 2 HAS BEEN FILED IN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

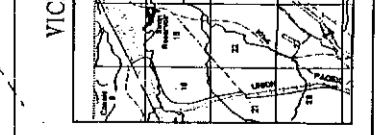
COMMENCING AT POINT STONE, BEING THE SECTION CORNER COMMON TO SECTIONS 22, 23, 24 AND 27, THENCE S 89° 58' 12.00\"/>

**AREA SUMMARY**

TOTAL PLAT AREA: 4.81 ACRES  
TOTAL PORTION OF PLAT AREA: 4.81 ACRES  
TOTAL DEVELOP AREA: 4.81

**NOTES**

- THE COUNTY LINES THAT DRAINAGE DRAINAGE ON THIS PLAT MAY BE ADDED, CHANGED OR DELETED BY AGREEMENT WITH THE COUNTY ENGINEER AND COUNTY PLANNING APPROVAL.
- NAME OF THE PLATTED AREA FALLS WITHIN A SPECIAL, TO BE USED FOR THE PURPOSES AS SHOWN ON THE MAPS, NUMBERS 10029 AND 10048.
- COORDINATES AND DISTANCES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM (SPRING 40) AND IS IN THE ADJUSTED, LABELED PLAT AND PLAT DATA, COORDINATES, CURVE DATA, BEARINGS, DISTANCES AND STATIONS ARE GROUND TO OBTAIN GROUND DISTANCES MULTIPLY PLAT DATA BY A PROJECT SCALE FACTOR OF 1.00000000.
- PREPARED BY THE DISTRICT NO. 1.
- NO IMPROVED PUBLIC WATER SYSTEM INSTALLED, ANTICIPATED MAY 2012.
- PUBLIC WATER SYSTEM IS AVAILABLE.



**FILING RECORD**

Instrument: 20120225  
The State of Wyoming | 2012  
at 10:00 AM, this day of February, 2012, at the City of Laramie, Wyoming.  
P.C. 9 and 139  
By: *Carol Woodhouse*, County Clerk

## NOTICE OF POTENTIAL INFRASTRUCTURE REIMBURSEMENT

Notice is hereby given that the land described below is subject to payment of its proportional share of installed infrastructure improvements as described in Section 1.16 of the City of Cheyenne Code.

Description of subject property:  
**Swan Ranch Rail Park 5<sup>th</sup>. Filing**  
**Being Situated in Portions of Sections 10, 11,14,15,16,21,22,23, 27 & 28**  
**All in T13N-R67W of the Sixth Principal Meridian, Laramie County, Wyoming**

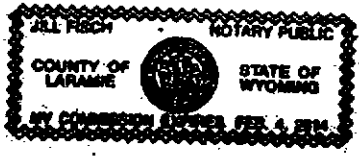
**State Pin No. 13671010000400, State Pin No.12670310000500**  
**Local # 00013006710042, Local # 00012006703031**  
**Account # R0056397, Account # R0056396**

Address:  
**Swan Ranch LLC & Clear Creek Land Company LTD**  
**C/O Neil McMurray**  
**P.O. Box 51568**  
**Casper, WY. 82605**

If future development actions as defined in the Cheyenne Code 1.16.010 Occur on this property, the property owner may be required to pay the proportionate share at the time of development as provided under the City of Cheyenne Code 1.16. Question may be referred to the City Development Office.

Dated this ~~18~~ 19<sup>th</sup> day of July, 2012  
Herman Noe  
BOPU's Engineer Manager

STATE OF WYOMING)  
  )ss.  
COUNTY OF LARAMIE)



The foregoing instrument was acknowledged before me by Herman Noe  
of this 19<sup>th</sup> day of July, 2012

# SUBDIVISION SETUP FORM

Subdivision Proper Name SWAN RANCH RAIL PARK 5TH FILING

Received from A V I, PC

Grantor SWAN RANCH LLC Document Date 4/3/12

Grantee IN RE SWAN RANCH RAIL PARK 05F

Legal Description M&B PTN NW4 SEC27 T13N R67W

## SUBDIVISION INFORMATION

Short Alpha Name SWAN RCH RAIL PK 05F Number 3188

Block Name BLOCK Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page \_\_\_\_\_ Old Hard Copy Book/Number COMP

## ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
<u>13</u>	<u>67</u>	<u>27</u>		

For suffix 70-99 (New Parcels Created)

	BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
3188	<u>1</u>	<u>1</u>				

020-045 (R12/01)