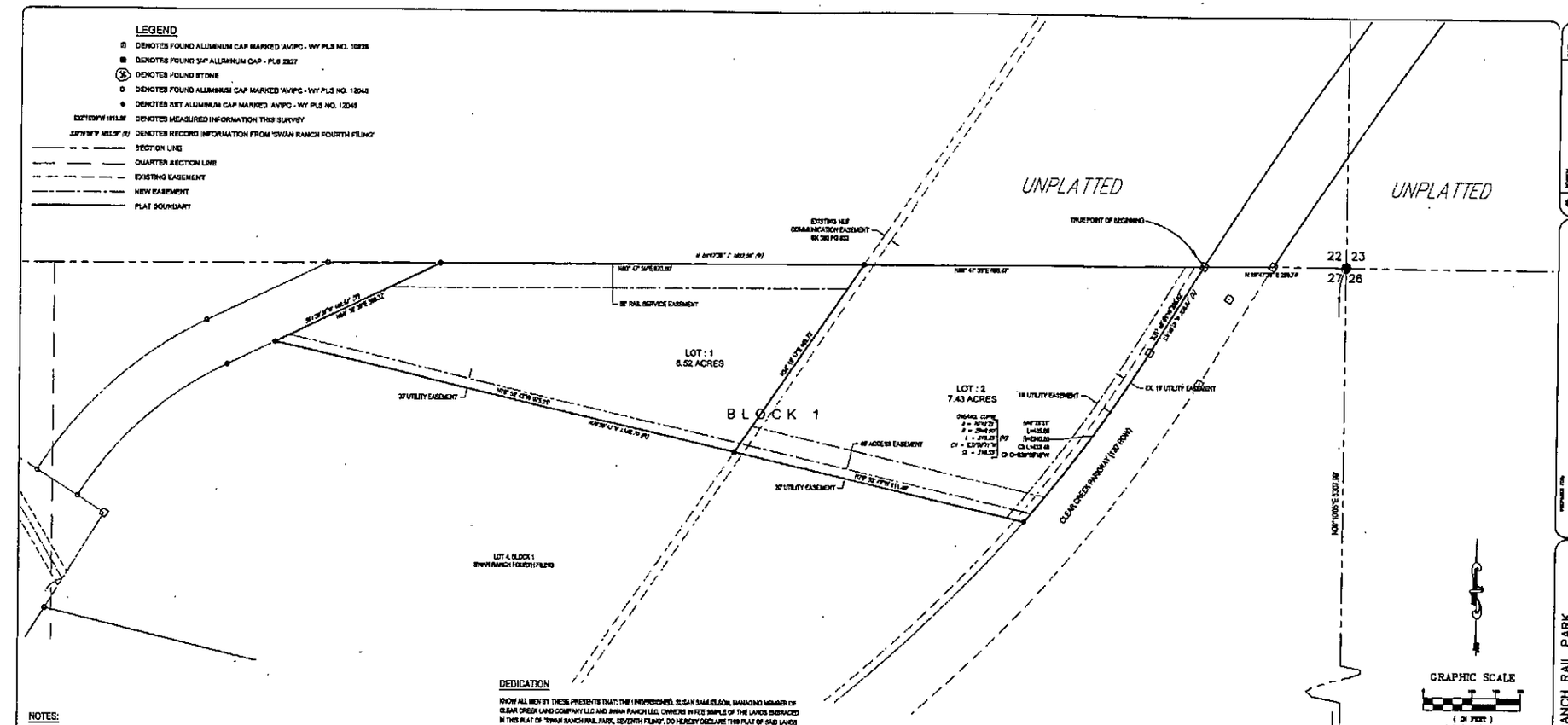
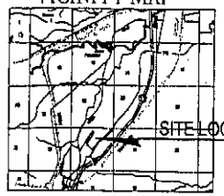


NOTES:

1. SEE MAP OF SURVEY RECORDED AS RECEPTION NO. 574574, AND BOOK 2149 PAGE 476, FOR CLEAR CREEK PARKWAY RIGHT OF WAY NORTH OF AND ABUTTING THIS PLAT.
2. A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AVI/pc PLS 10838 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
3. 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.
4. THERE ARE NO FLOOD HAZARDS LOCATED WITHIN THE PLATTED BOUNDARY PER THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY, PANEL 1338 OF 1650, MAP NO 56021C1338F WITH AN EFFECTIVE DATE OF JANUARY 2007.
5. NO STRUCTURES OR ENCUMBRANCES INCLUDING FENCES ARE TO BE PLACED ON THE EXISTING ILE COMMUNICATION EASEMENT. ACCESS TO THE EASEMENT IS TO REMAIN UNRESTRICTED.

VICINITY MAP



FILING RECORD

Reception 1411399
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 9:42 o'clock AM on the 19 day of March A.D. 2013 and duly recorded in P/C 10 slot 22
County Clerk & Ex-Officio Register of Deeds By Laurie Hindman Deputy

RECORD 3/19/2013 AT 9:42 AM NO. 1411399 $1398 K1 10 PGS 22
DEBRA K. LOWDEN, CLERK OF LARAMIE COUNTY, WY Page 1 of 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT; THE I UNDERSIGNED, SUSAN SAMUELSON, MANAGING 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, SEVENTH 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

SUSAN SAMUELSON - MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SUSAN SAMUELSON, MANAGING MEMBER OF CLEAR CREEK LAND COMPANY, LLC, AND SWAN RANCH, LLC. THIS 21 DAY OF February 2013 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 1/24/14

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 13 DAY OF December 2013

CHAIR PERSON FOR THE PLANNING COMMISSION ATTEST: COUNTY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 18 DAY OF December 2013

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS ATTEST: COUNTY CLERK

BASIS OF BEARINGS:

COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE EAST ZONE COORDINATE SYSTEM (FIPSZONE 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 1.00025137991. THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF N89°47'39"E, ALL BEARINGS 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, BEING A REPLAT OF LOT 5 BLOCK 1 OF SWAN RANCH RAIL PARK FOURTH FILING', SAID PARCEL BEING THE FINAL PLAT OF 'SWAN RANCH RAIL PARK SEVENTH 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 #7 IRON AT THE NORTHWEST CORNER AND A FOUND 4" 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 S58°47'39"W A DISTANCE OF 358.74 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 S31°46'01"W A DISTANCE OF 208.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2240 FEET; THENCE 438.48 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°27'51" (CHORD BEARING OF S30°32'06"W AND A CHORD LENGTH OF 438.48 FEET) TO A POINT;

THENCE LEAVING SAID WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY AND CONTINUING ALONG THE NORTH LINE OF LOT 4 BLOCK ONE OF SWAN RANCH RAIL PARK FOURTH FILING N78°18'43"W A DISTANCE OF 1559.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE N84°34'38"E A DISTANCE OF 380.32 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 1602.06 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 13.95 ACRES MORE OR LESS.

CERTIFICATE OF SURVEYOR

I ADAM E. DESCHLER, 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 THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

FINAL PLAT OF SWAN RANCH RAIL PARK SEVENTH FILING

A REPLAT OF LOT 5 BLOCK 1 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 OCTOBER, 2012

GRANITE PEAK DEVELOPMENT
1300 VENTURE WAY
CASPER, WY. 82609

SWAN RANCH RAIL PARK SEVENTH FILING

FINAL PLAT

avi p.c. engineering planning surveying
CHEYENNE, WY 82009

DESIGNED BY:	DRAWN BY: CMJ
CHECKED BY: AD	DATE: 10-12
JOB NO: 3402	
DRAWING NO: 1 of 1	