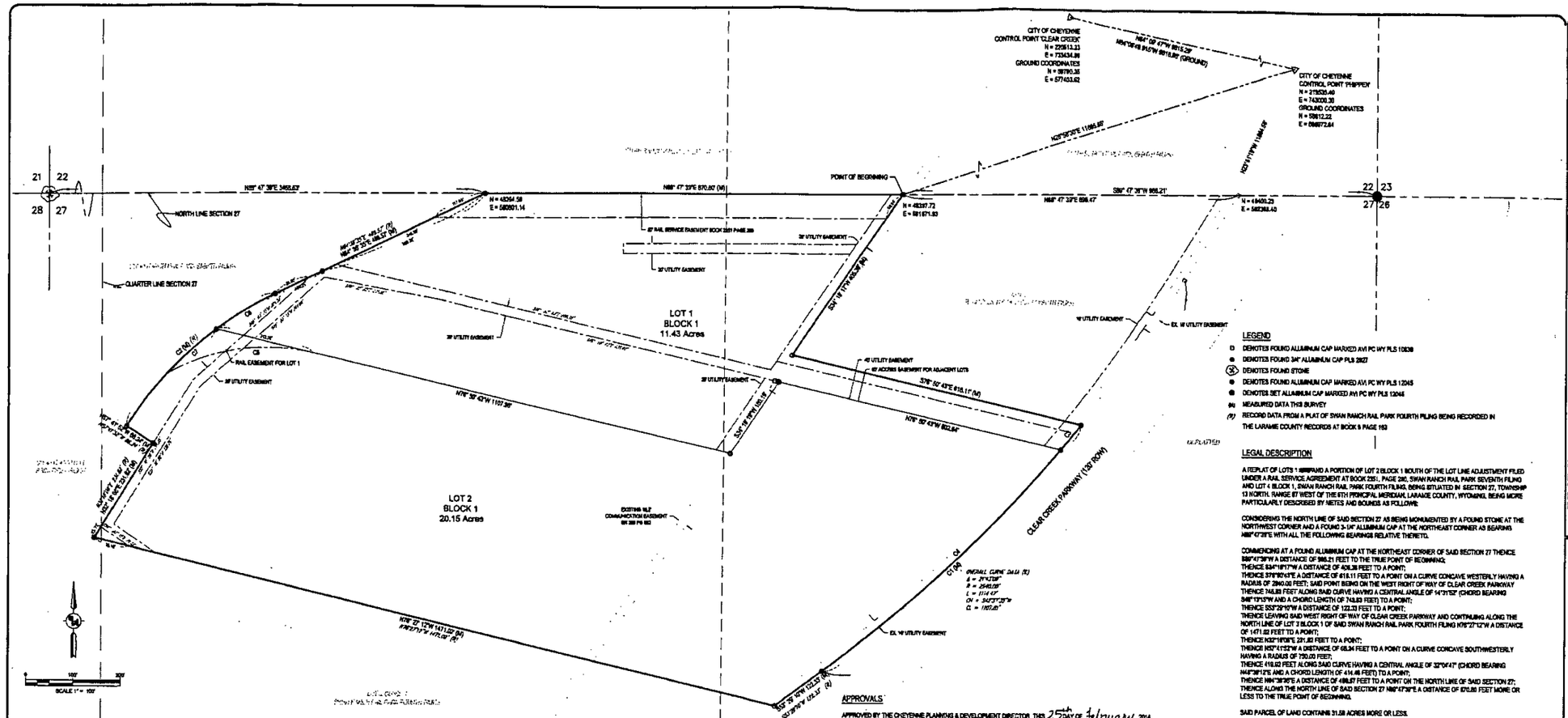


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	746.66'	3540.00'	12°05'02"	S44°15'14"W	745.30'
C2	419.30'	780.00'	30°47'47"	N40°28'12"E	414.48'
C3	97.82'	2940.00'	1°54'22"	S39°36'04"W	97.82'
C4	574.21'	2640.00'	12°27'39"	S46°36'36"W	573.10'
C5	144.89'	780.00'	11°00'39"	N58°20'51"E	143.67'
C6	137.82'	780.00'	10°07'49"	N48°22'03"E	137.64'
C8	746.69'	494.56'	43°11'31"	S80°56'52"W	729.06'

VACATION STATEMENT:

THIS PLAT VACATES ANY EASEMENTS CREATED BY SWAN RANCH RAIL PARK SEVENTH FILING WITH IN THE BOUNDARY OF THIS PLAT.

SUSAN SAMUELSON - MANAGING MEMBER

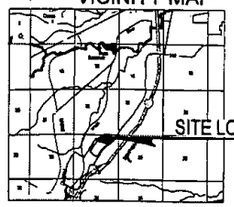
BASIS OF BEARINGS:

COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE EAST ZONE COORDINATE SYSTEM (FIPSZONE 4901) NAD 83 - 1992 ADJUSTMENT. LASELED 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 1.00035315361. THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF N89°47'38"E, AS SHOWN HEREON ALONG THE NORTH LINE OF SECTION 27.

NOTES:

1. SEE MAP OF SURVEY RECORDED AS RECEPTION NO. 636260, AND BOOK 2149 PAGE 478, FOR CLEAR CREEK PARKWAY RIGHT OF WAY NORTH OF AND ABUTTING THIS PLAT.
2. THERE ARE NO FLOOD HAZARDS LOCATED WITHIN THE PLATTED BOUNDARY PER THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY, PANEL 1935 OF 1955, MAP NO 56021C1935F WITH AN EFFECTIVE DATE OF JANUARY 2007.
3. PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE WITHIN SWAN RANCH RAIL PARK NINTH FILING SUBDIVISION, THE PROPERTY OWNER/DEVELOPER SHALL PROVIDE WRITTEN DOCUMENTATION TO LARAMIE COUNTY AND THE CITY OF CHEYENNE IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTENANCE OF THE REGIONAL DETENTION POND, IN ACCORDANCE WITH THE EXISTING DEVELOPMENT AGREEMENT.
4. NO STRUCTURES OR ENCUMBRANCES INCLUDING FENCES ARE TO BE PLACED ON THE EXISTING 16.5' COMMUNICATION EASEMENT. ACCESS TO THE EASEMENT IS TO REMAIN UNRESTRICTED.
5. SEE RAIL SERVICE EASEMENT RECORDED AS RECEPTION NO. 620648 IN BOOK 2351 PAGE 280 FOR LOT LINE ADJUSTMENT OF SWAN RANCH RAIL PARK SEVENTH FILING AFFECTING LOTS 1 AND 2.

VICINITY MAP



Reception 645042
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record
at 2:51 o'clock P M. on the
5TH day of September
A.D. 2014 and duly recorded in
book on page
PC 10 and 96
County Clerk & Ex-Officio Register of Deeds
By Vicki Swarens Deputy

FILING RECORD

RECORDED 9/05/2014 AT 2:51 PM BOOK 6456Z 001 10 PGS 96
KRISTIN K. LATHROP, CLERK OF LARAMIE COUNTY, WY FEE 1.00

APPROVALS

APPROVED BY THE CHEYENNE PLANNING & DEVELOPMENT DIRECTOR THIS 25th DAY OF February 2014.

PLANNING AND DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY OF CHEYENNE CITY ENGINEER THIS 25th DAY OF February 2014.

CITY ENGINEER, CITY OF CHEYENNE, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING }
} SS
COUNTY OF LARAMIE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF September 2014, BY Brandon Clabaugh AND Robert G. Errington ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: 12-21-15

LISA RAFFORD - NOTARY PUBLIC
COUNTY OF LARAMIE
STATE OF WYOMING
My Commission Expires 12/21/2015

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. # 2327, CARL CARMICHAEL, P.L.S. #10630 AND ME OR UNDER MY DIRECT SUPERVISION DURING THE PERIOD OF 1908 TO 1909 AND 2009 TO 2013, 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.

ADAM E. DESCHLER
10630
WYOMING
LAND SURVEYOR

LEGEND

- ◻ DENOTES FOUND ALUMINUM CAP MARKED AVI PC WY PLS 10630
- ● DENOTES FOUND 3/4" ALUMINUM CAP PLS 2927
- ⊗ DENOTES FOUND STONE
- ● DENOTES FOUND ALUMINUM CAP MARKED AVI PC WY PLS 12045
- ● DENOTES SET ALUMINUM CAP MARKED AVI PC WY PLS 12045
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA FROM A PLAT OF SWAN RANCH RAIL PARK FOURTH FILING BEING RECORDED IN THE LARAMIE COUNTY RECORDS AT BOOK 5 PAGE 163

LEGAL DESCRIPTION

A REPLAT OF LOTS 1 AND 2 AND A PORTION OF LOT 2 BLOCK 1 SOUTH OF THE LOT LINE ADJUSTMENT FILED UNDER A RAIL SERVICE AGREEMENT AT BOOK 2351, PAGE 280, SWAN RANCH RAIL PARK SEVENTH FILING AND LOT 4 BLOCK 1, SWAN RANCH RAIL PARK FOURTH FILING, BEING SITUATED IN SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, 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 3-1/4" ALUMINUM CAP AT THE NORTHEAST CORNER AS BEARING N89°47'38"E WITH ALL THE FOLLOWING BEARINGS RELATIVE THERETO;

COMMENCING AT A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID SECTION 27 THENCE S89°47'38"W A DISTANCE OF 668.21 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S34°18'17"W A DISTANCE OF 403.38 FEET TO A POINT;
THENCE S78°50'43"E A DISTANCE OF 418.11 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2940.00 FEET, SAID POINT BEING ON THE WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY
THENCE 746.89 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°31'53" (CHORD BEARING S46°13'15"W AND A CHORD LENGTH OF 744.83 FEET) TO A POINT;
THENCE S53°29'10"W A DISTANCE OF 122.33 FEET TO A POINT;
THENCE LEAVING SAID WEST RIGHT OF WAY OF CLEAR CREEK PARKWAY AND CONTINUING ALONG THE NORTH LINE OF LOT 2 BLOCK 1 OF SAID SWAN RANCH RAIL PARK FOURTH FILING N78°27'12"W A DISTANCE OF 1471.02 FEET TO A POINT;
THENCE N52°11'03"E, 231.82 FEET TO A POINT;
THENCE N37°47'12"W A DISTANCE OF 68.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET;
THENCE 418.62 FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32°00'47" (CHORD BEARING N43°47'12"E AND A CHORD LENGTH OF 414.46 FEET) TO A POINT;
THENCE NW°38'36"E A DISTANCE OF 499.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE OF SAID SECTION 27 N89°47'38"E A DISTANCE OF 670.88 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 31.58 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SUSAN SAMUELSON, MANAGING MEMBER OF CLEAR CREEK LAND COMPANY LLC AND SWAN RANCH LLC, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "SWAN RANCH RAIL PARK NINTH FILING", DO HEREBY DISCLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND GRANT THE EASEMENTS FOR THE PURPOSE INDICATED HEREON.

SUSAN SAMUELSON - MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING }
} SS
COUNTY OF LARAMIE }

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 5th DAY OF August 2014 BY SUSAN SAMUELSON, MANAGING MEMBER OF CLEAR CREEK LAND COMPANY LLC AND SWAN RANCH LLC, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

ROSANNE D. SAVAGEAU - NOTARY PUBLIC
County of Laramie, State of Wyoming
My Commission Expires February 15, 2017

MY COMMISSION EXPIRES: Feb. 15, 2017

ADMINISTRATIVE PLAT FOR SWAN RANCH RAIL PARK NINTH FILING

A REPLAT OF LOT 1 OF THE LOT LINE ADJUSTMENT FILED UNDER THE RAIL SERVICE EASEMENT IN BOOK 2351, PAGE 280 SWAN RANCH RAIL PARK SEVENTH FILING AND LOT 4, BLOCK 1, SWAN RANCH RAIL PARK FOURTH FILING, BEING SITUATED IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING
PREPARED MARCH, 2014

PREPARED FOR:
GRANITE PEAK DEVELOPMENT
1300 VENTURE WAY
CASPER, WY 82609

PROJECT: SWAN RANCH NINTH FILING

DRAWING TITLE: ADMINISTRATIVE PLAT

NO.	REVISION	DATE

DATE: MARCH 2014
DRAWN BY: CRJ
DESIGNED BY: BE
CHECKED BY: AED
JOB NO.: 3480
DRAWING NO. 1 OF 1