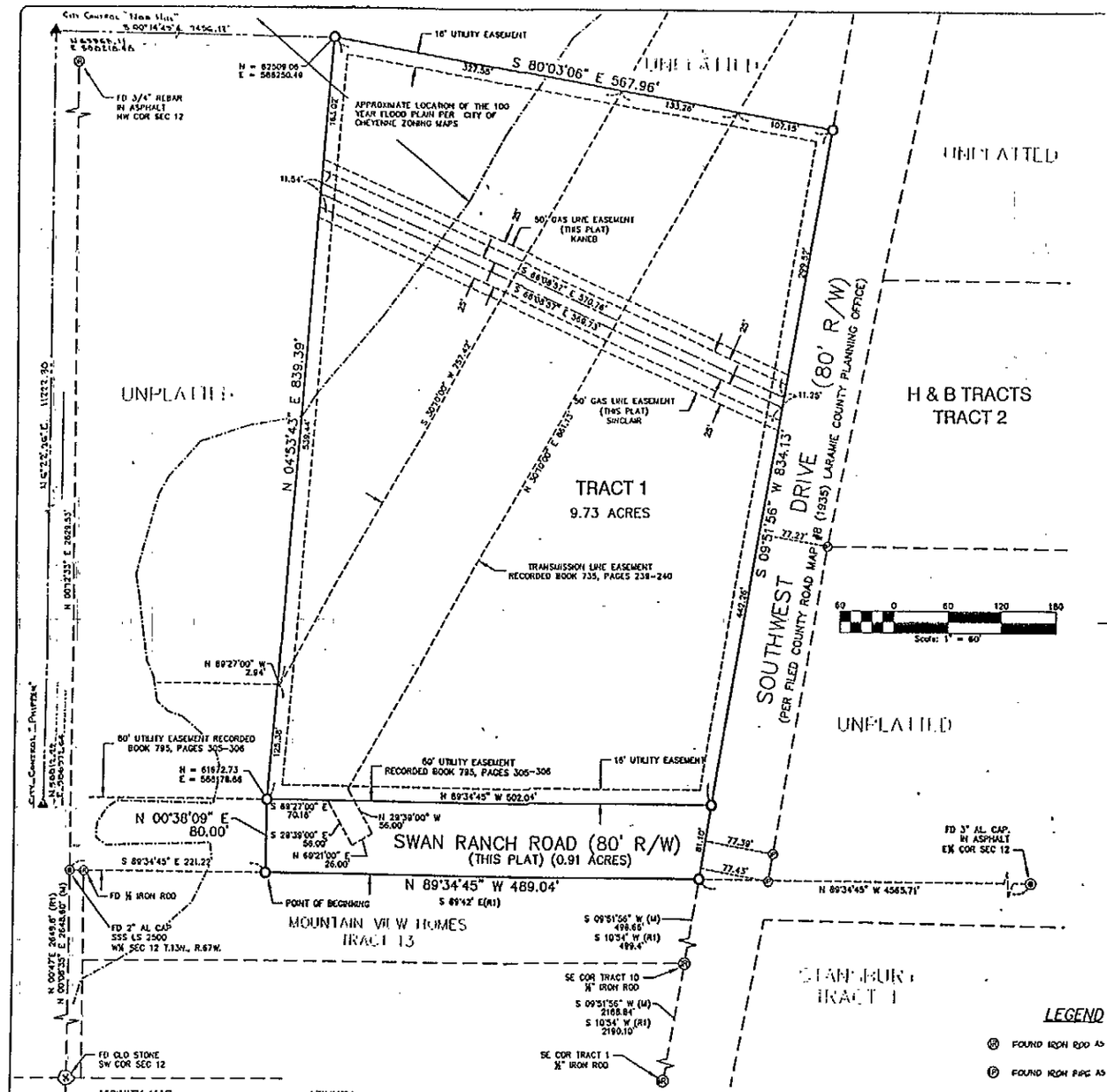
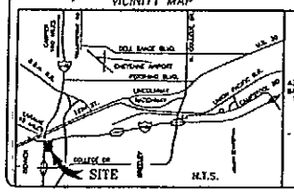
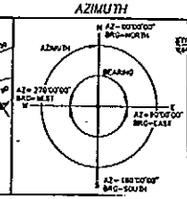


VICINITY MAP



AZIMUTH



FILING RECORD

Filed for record at ____ o'clock ____M. on the ____ day of ____, A.D. 19____ and duly recorded in P/C ____ slot ____

County Clerk & Ex-Officio Register of Deeds
By ____ Deputy

BASIS OF BEARING

BASIS OF BEARING BY TIE TO CITY GROUND DATUM STATIONS "PAMPER" TO "HOG HILL" WHICH BEARS N5°22'16"E.

NO DOMESTIC WATER SYSTEMS ARE PROPOSED
FIRE PROTECTION PROVIDED BY FIRE DISTRICT NO. 1

LEGEND

- FOUND IRON ROD AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- SET 2" ALUMINUM CAP W/ 24" #5 REBAR MARKED "AVI PC PE & LS 2617"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R1) DENOTES DATA PER PLAT OF MOUNTAIN VIEW HOMES SUBDIVISION ON FILE AT THE LARAMIE COUNTY CLERKS OFFICE.
- APPROXIMATE 100 YEAR FLOOD PLAIN BOUNDARY

LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 67 WEST, 6th P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 12, A FOUND 2" ALUMINUM CAP MARKED "559 LS 2500," THENCE S.89°34'45"E., ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 12, ALSO BEING THE NORTH LINE OF TRACT 13, MOUNTAIN VIEW HOMES SUBDIVISION, A DISTANCE OF 221.22 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617" AND THE POINT OF BEGINNING; THENCE N.00°38'09"E, A DISTANCE OF 80.00 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617"; THENCE N.04°53'43"E., A DISTANCE OF 839.39 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617"; THENCE S.80°03'06"E., A DISTANCE OF 567.11 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617" ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST DRIVE (A.K.A. COUNTY ROAD 6 & 123 L CHEYENNE TO FORT COLLINS ROAD); THENCE S.09°51'56"W., ALONG THE SAID WEST RIGHT-OF-WAY LINE OF SOUTHWEST DRIVE, A DISTANCE OF 834.13 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 13, MOUNTAIN VIEW HOMES SUBDIVISION AND A POINT ON THE SAID EAST-WEST CENTERLINE OF SECTION 12; THENCE N.89°34'45"W., ALONG THE NORTH LINE OF SAID TRACT 13, MOUNTAIN VIEW HOMES SUBDIVISION AND THE SAID EAST-WEST CENTERLINE OF SECTION 12, A DISTANCE OF 489.04 FEET TO A SET 2" ALUMINUM CAP MARKED "AVI PC PE & LS 2617" AND THE POINT OF BEGINNING, CONTAINING 10.44 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SWAN RANCH, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "SWAN RANCH 1st FILING", DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, AND DOES HEREBY GRANT THE EASEMENTS, AND DEDICATE TO THE PUBLIC THE ROAD RIGHT-OF-WAYS FOR THE PURPOSES INDICATED HEREON.

SWAN RANCH, LLC
A WYOMING LIMITED LIABILITY COMPANY

SUSAN SAMUELSON - MEMBER

ACKNOWLEDGMENT

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 4th DAY OF March 2002 BY SUSAN SAMUELSON, WHO ACKNOWLEDGED THAT SHE IS THE OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: February 14, 2005

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 4th DAY OF March 2002.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 25th DAY OF March 2002.

CITY CLERK — MAYOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, THIS 4th DAY OF June 2002.

COUNTY CLERK — CHAIRMAN OF THE BOARD

STATEMENT OF SURVEYOR

I, JAMES D. VOELLER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION COMPLETED IN JANUARY 2002, AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

5/14/02

FINAL PLAT FOR SWAN TRACTS 1ST FILING

A PORTION OF NW 1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY WYOMING

SWAN RANCH, LLC
P.O. BOX 1649
CHEYENNE, WY 82003-1649

SWAN RANCH, LLC

FINAL PLAT OF SWAN TRACTS 1st FILING

avi p.c. engineering planning surveying

DESIGNED BY: CDJ
DRAWN BY: JDV
DATE: 1/17/02
JOB NO.: 2-2306