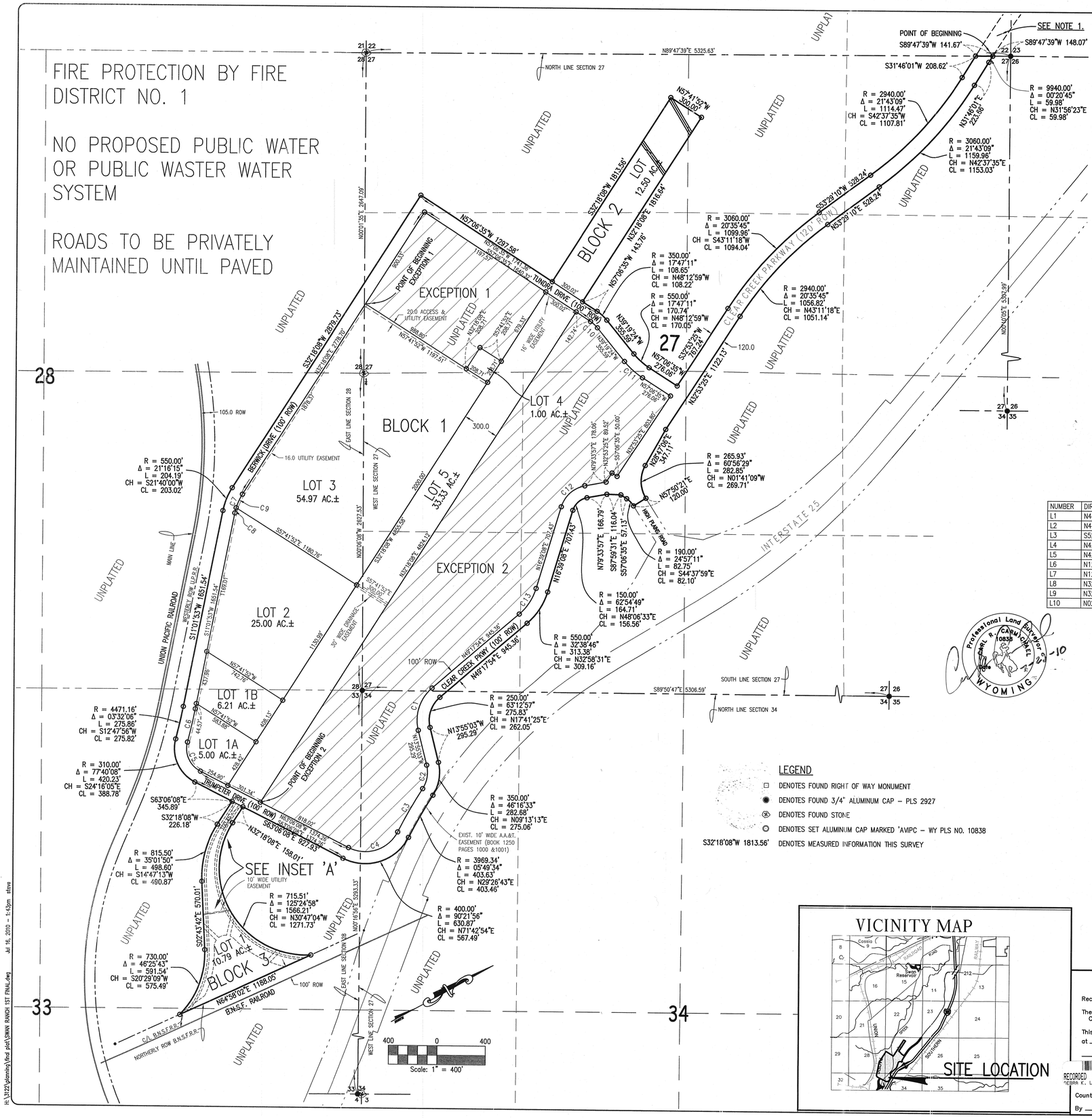
FIRE PROTECTION BY FIRE DISTRICT NO. 1

NO PROPOSED PUBLIC WATER OR PUBLIC WASTER WATER SYSTEM

ROADS TO BE PRIVATELY MAINTAINED UNTIL PAVED



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF S89°50'47"E, AS SHOWN HEREON ALONG THE SOUTH LINE OF SECTION 27.

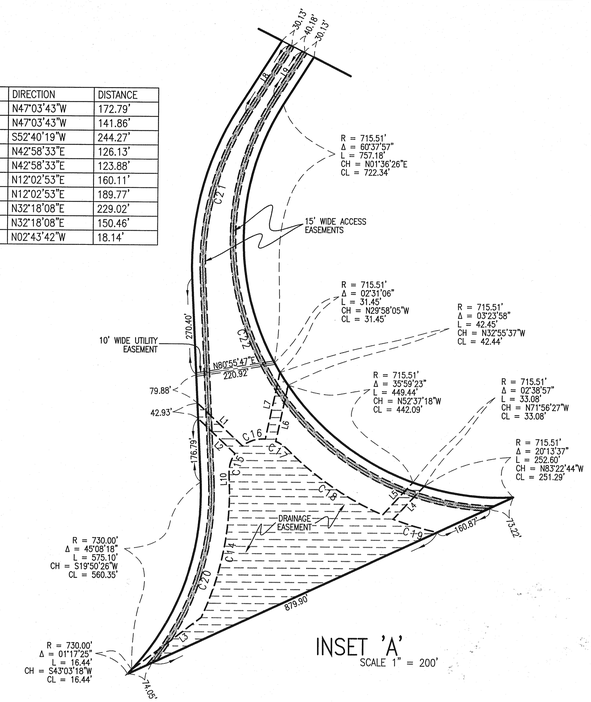
NOTES:

1. SEE MAP OF SURVEY RECORDED AS RECEPTION NO. 538290, AND BOOK 2149 PAGE 475, FOR CLEAR CREEK PARKWAY RIGHT OF WAY NORTH OF AND ABUTTING THIS PLAT.
2. LOT 1 OF BLOCK 3, LOT 5 OF BLOCK 1, AND LOT 1 OF BLOCK 2 ARE LOTS DESIGNED FOR RAIL ROAD ACCESS. STRUCTURES FOR RAIL ROAD USE, AND ONLY RAIL ROAD USES ARE PERMITTED ON SAID THREE LOTS.
3. A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AVIpc 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.

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	350.00	63°12'57"	386.16	S17°41'25"W	366.87
C2	250.00	46°16'33"	201.92	S09°13'13"W	196.47
C3	4069.34	05°49'34"	413.80	S29°26'43"W	413.62
C4	300.00	90°21'56"	473.15	S71°42'54"W	425.62
C5	210.00	77°40'08"	284.67	N24°16'05"W	263.37
C6	4571.16	03°32'06"	282.03	N12°47'56"E	281.99
C7	450.00	21°16'15"	167.06	N21°40'00"E	166.10
C8	450.00	05°35'21"	43.90	S13°49'33"W	43.88
C9	450.00	15°40'54"	123.16	S24°27'41"W	122.78
C10	250.00	17°47'11"	77.61	S48°12'59"E	77.30
C11	650.00	17°47'11"	201.78	N48°12'59"W	200.97
C12	250.00	62°54'49"	274.51	N48°06'33"E	260.93
C13	450.00	32°38'46"	256.40	N32°58'31"E	252.95
C14	810.00	27°52'35"	394.09	N11°12'35"E	390.22
C15	95.00	37°00'24"	61.36	N15°46'30"E	60.30
C16	95.00	41°12'20"	68.32	N73°03'04"E	66.86
C17	95.00	23°26'44"	38.87	S56°27'09"E	38.60
C18	830.50	22°27'52"	325.62	S55°57'43"E	323.54
C19	830.50	08°52'40"	128.68	S73°51'16"E	128.56
C20	760.00	41°13'07"	546.75	N17°52'51"E	535.03
C21	785.50	35°01'50"	480.26	N14°47'13"E	472.81
C22	745.50	120°33'14"	1568.58	S27°58'29"E	1294.83

NUMBER	DIRECTION	DISTANCE
L1	N47°03'43"W	172.79'
L2	N47°03'43"W	141.86'
L3	S52°40'19"W	244.27'
L4	N42°58'33"E	126.13'
L5	N42°58'33"E	123.88'
L6	N12°02'53"E	160.11'
L7	N12°02'53"E	189.77'
L8	N32°18'08"E	229.02'
L9	N32°18'08"E	150.46'
L10	N02°43'42"W	18.14'



LEGEND

- DENOTES FOUND RIGHT OF WAY MONUMENT
- DENOTES FOUND 3/4" ALUMINUM CAP – PLS 2927
- DENOTES FOUND STONE
- DENOTES SET ALUMINUM CAP MARKED 'AVIPC – WY PLS NO. 10838
- S32°18'08"W 1813.56' DENOTES MEASURED INFORMATION THIS SURVEY

VICINITY MAP

FILING RECORD

Reception _____

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at _____ o'clock ___M, on the _____ day of _____

RECORDED 9/19/2010 AT 9:23 AM REC# 552485 BK# 9 PG# 135 A
NESSA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

County Clerk & Ex-Officio Register of Deeds

By _____ Deputy

FINAL PLAT OF SWAN RANCH RAIL PARK FIRST FILING

BEING SITUATED IN PORTIONS OF SECTIONS 27, 28, 33, AND 34, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED JANUARY, 2010

NO.	REVISION	DATE
	TUNDRA DRIVE ROAD REALIGNMENT	4-1-10
	CREATE LOTS 1A & 1B	4-1-10

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

PROJECT: SWAN RANCH RAIL PARK FIRST FILING

DRAWING TITLE: FINAL PLAT

engineering planning surveying p.c.
PHONE (307) 637-6051
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009

DESIGNED BY:	DRAWN BY: SRL
CHECKED BY:	DATE: 2-2-10

JOB NO.: 2-3122

DRAWING NO. 2 OF 2

H:\3122\planning\final plat\SWAN RANCH 1ST FINAL.dwg Jul 16, 2010 - 1:43pm steve