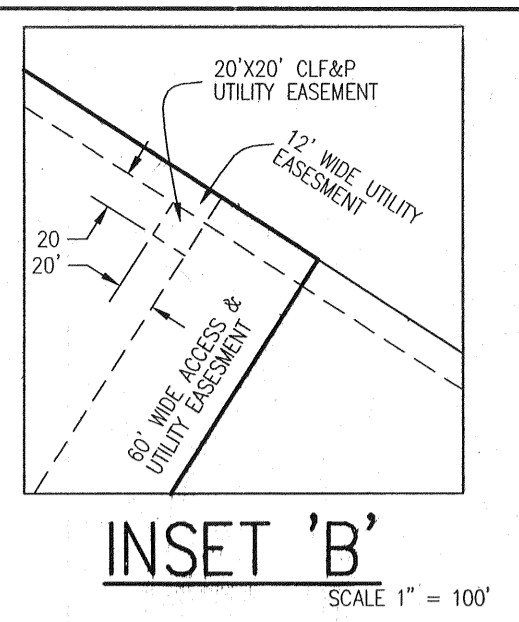
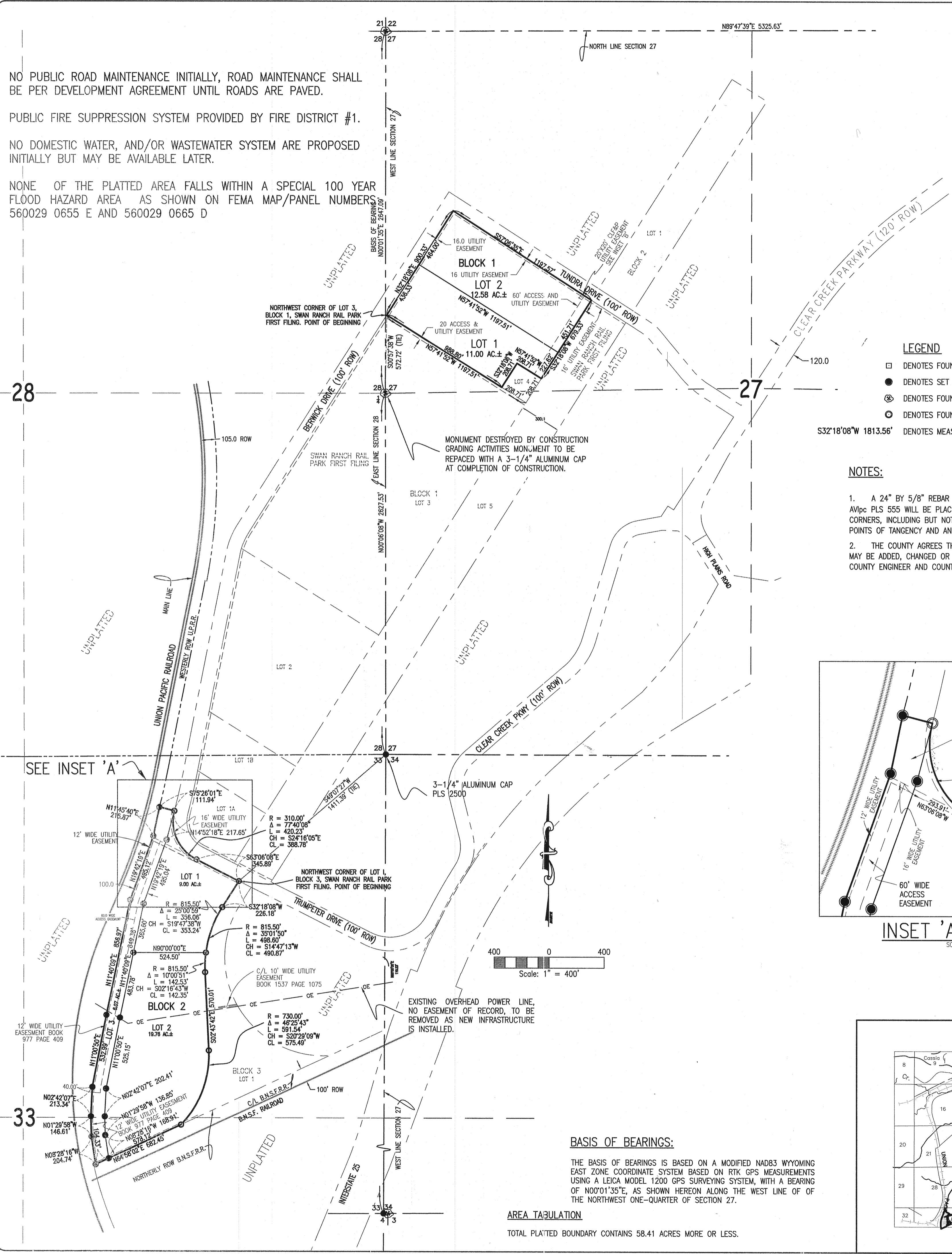


NO PUBLIC ROAD MAINTENANCE INITIALLY, ROAD MAINTENANCE SHALL BE PER DEVELOPMENT AGREEMENT UNTIL ROADS ARE PAVED.

PUBLIC FIRE SUPPRESSION SYSTEM PROVIDED BY FIRE DISTRICT #1.

NO DOMESTIC WATER, AND/OR WASTEWATER SYSTEM ARE PROPOSED INITIALLY BUT MAY BE AVAILABLE LATER.

NONE OF THE PLATTED AREA FALLS WITHIN A SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP/PANEL NUMBERS 560029 0655 E AND 560029 0665 D

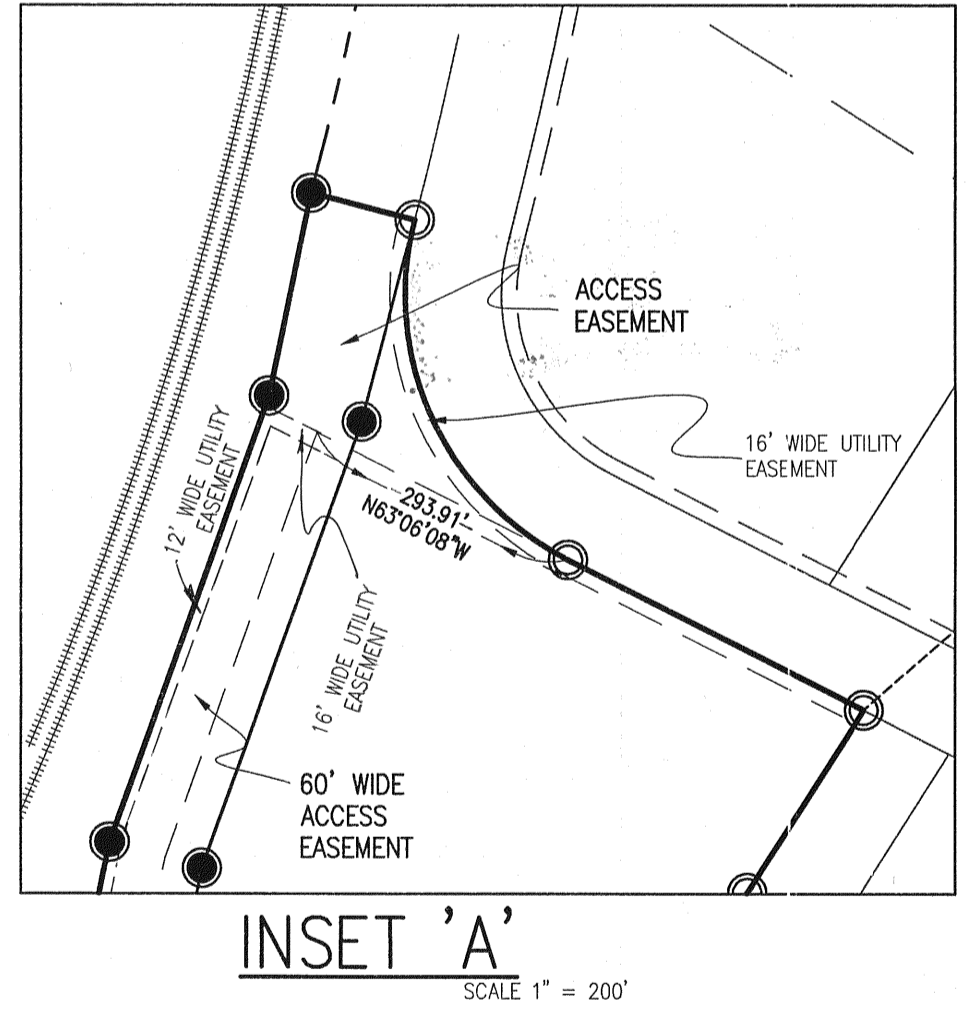


**LEGEND**

- DENOTES FOUND RIGHT OF WAY MONUMENT
- DENOTES SET 3/4" ALUMINUM CAP - PLS 555
- ⊙ DENOTES FOUND STONE
- DENOTES FOUND ALUMINUM CAP MARKED 'AVPC' - WY PLS NO. 10838
- DENOTES MEASURED INFORMATION THIS SURVEY

**NOTES:**

1. A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AVPC PLS 555 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
2. 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.



**LEGAL DESCRIPTION**

BLOCK 1 2ND FILING  
A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BOUNDARY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, SWAN RANCH RAIL PARK FIRST FILING FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 27 BEARS S00°57'38"W A DISTANCE OF 572.72 FEET; THENCE N32°18'08"E, A DISTANCE OF 900.33 FEET; THENCE S57°06'35"E, A DISTANCE OF 1197.57 FEET; THENCE S32°18'08"W, A DISTANCE OF 679.33 FEET; THENCE N57°41'52"W, A DISTANCE OF 208.71 FEET; THENCE S32°18'08"W, A DISTANCE OF 208.71 FEET; THENCE N57°41'52"W, A DISTANCE OF 988.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.58 ACRES MORE OR LESS.

BLOCK 2 2ND FILING

A PARCEL OF LAND BEING SITUATE IN EAST ONE-HALF OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, 'SWAN RANCH RAIL PARK FIRST FILING', FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 33 BEARS N49°07'27"E A DISTANCE OF 1411.39 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TRUMPETER DRIVE; THENCE N63°06'08"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 345.89 FEET, TO THE BEGINNING OF A CURVE BEING CONCAVE NORTHEASTERLY, THE RADIUS OF SAID CURVE BEING 310.00 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 77°40'08", THE CHORD OF SAID CURVE BEARS N24°16'05"W A DISTANCE OF 388.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, SAID SOUTHERLY RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF BERWICK DRIVE A DISTANCE OF 420.23 FEET; THENCE N75°26'01"W, A DISTANCE OF 111.94 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD THE FOLLOWING COURSES AND DISTANCES

THENCE S11°45'40"W, A DISTANCE OF 215.87 FEET;  
THENCE S19°42'19"W, A DISTANCE OF 495.12 FEET;  
THENCE S11°40'09"W, A DISTANCE OF 856.97 FEET;  
THENCE S11°00'50"W, A DISTANCE OF 532.99 FEET;  
THENCE S02°42'07"W, A DISTANCE OF 213.34 FEET;  
THENCE S01°29'58"E, A DISTANCE OF 146.61 FEET;  
THENCE S08°28'16"E, A DISTANCE OF 204.74 FEET

TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE B.N.S.F. RAILROAD; THENCE N64°58'02"E ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 682.45 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 3, 'SWAN RANCH RAIL PARK FIRST FILING'; SAID POINT ALSO BEING THE BEGINNING OF A CURVE BEING CONCAVE WESTERLY, THE RADIUS OF SAID CURVE BEING 730.00 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 46°25'43", THE CHORD OF SAID CURVE BEARS N20°29'09"E A DISTANCE OF 575.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 1, BLOCK 3, A DISTANCE OF 591.54 FEET; THENCE N02°43'42"W SAID WESTERLY LINE, A DISTANCE OF 570.01 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE EASTERLY, THE RADIUS OF SAID CURVE BEING 815.50 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 35°01'50", THE CHORD OF SAID CURVE BEARS N14°47'13"E A DISTANCE OF 490.87 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 498.60 FEET; THENCE N32°18'08"E ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 226.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 34.83 ACRES MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, PATRICK SPIELES, MANAGING MEMBER OF SWAN RANCH LLC AND CLEAR CREEK LAND CO. LLC, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "SWAN RANCH RAIL PARK SECOND 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.

SWAN RANCH LLC AND CLEAR CREEK LAND CO. LLC  
WYOMING LIMITED LIABILITY COMPANIES

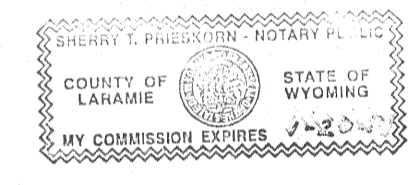
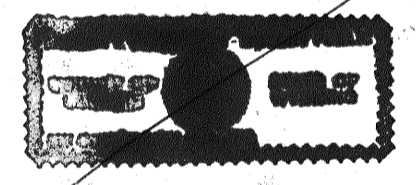
*Patrick Spieles*  
Patrick Spieles - MANAGING MEMBER OF SWAN RANCH AND CLEAR CREEK LAND CO.

**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
                                  )SS  
COUNTY OF LARAMIE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK SPIELES, MANAGING MEMBER OF SWAN RANCH LLC AND CLEAR CREEK LAND COMPANY, LLC, THIS 14 DAY OF October, 2010, WITNESS MY HAND AND OFFICIAL SEAL.

*Sherry S. Peterson*  
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING



MY COMMISSION EXPIRES 1/20/14

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 14 DAY OF October, 2010.

*Spdy J. Clark*  
CHAIR PERSON FOR THE LARAMIE COUNTY PLANNING COMMISSION

ATTEST: *X*  
COUNTY CLERK

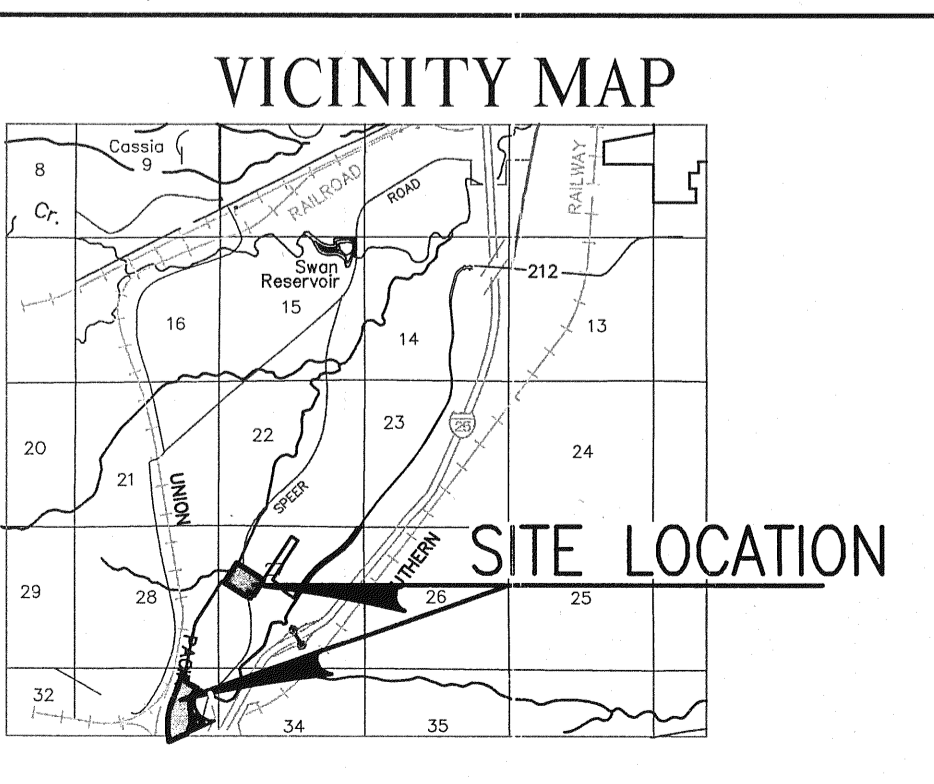
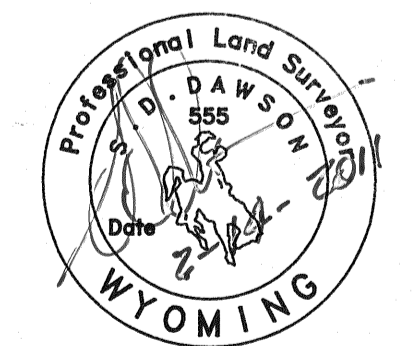
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 2 DAY OF November, 2010.

*Deane Humphrey*  
CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Dwight Sathrop*  
COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

I, S. D. DAWSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTHS OF JUNE 2009 THRU OCTOBER 2010, THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



**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 \_\_\_\_\_, A.D. 20\_\_\_\_ and duly recorded in P/C \_\_\_\_\_ slot \_\_\_\_\_ County Clerk & Ex-Officio Register at Deeds By \_\_\_\_\_ Deputy

**FINAL PLAT OF SWAN RANCH RAIL PARK SECOND FILING**

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

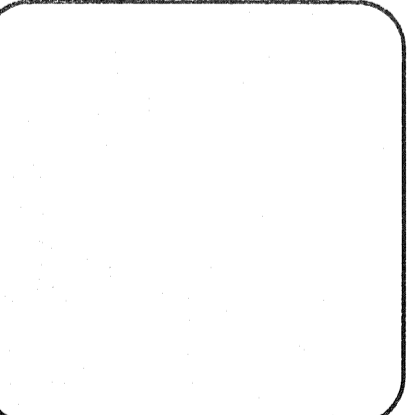
PREPARED OCTOBER, 2010

DATE	
REVISION	
NO.	

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

PROJECT:  
**SWAN RANCH RAIL PARK SECOND FILING**

DRAWING TITLE:  
**FINAL PLAT**



DESIGNED BY: \_\_\_\_\_  
DRAWN BY: SRL  
CHECKED BY: \_\_\_\_\_  
DATE: 5-20-10  
JOB NO.: 2-3122S  
DRAWING NO. 1 OF 1