

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN PORTIONS OF SECTIONS 27, 28, 33 & 34, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING THE FINAL PLAT OF 'SWAN RANCH RAIL PARK THIRD FILING' SUBDIVISION BOUNDARY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BLOCK 1

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 27 & 34, T.13N., R.67W., 6th P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SECTION CORNER COMMON TO 27, 28, 33 & 34, BEING A FOUND ALUMINUM CAP;
 THENCE S34°20'09"E A DISTANCE OF 1040.86 FEET TO A FOUND ALUMINUM CAP INSCRIBED AVI P.C.-PLS 10838, HEREIN AFTER CALLED [ALUMINUM CAP 10838], SAID POINT BEING THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION, BEING ON THE EASTERLY ROW OF CLEAR CREEK PARKWAY;
 THENCE 282.68 FEET ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 46°16'33" [CHORD DIRECTION OF N09°13'13"E AND A CHORD LENGTH OF 275.06 FEET] TO A FOUND ALUMINUM CAP 10838;
 THENCE N13°55'03"W A DISTANCE OF 295.29 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 275.83 FEET ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 63°12'57" [CHORD DIRECTION OF N17°41'25"E AND A CHORD LENGTH OF 262.05 FEET] TO A FOUND ALUMINUM CAP 10838;
 THENCE N49°17'54"E A DISTANCE OF 945.36 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 313.38 FEET ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 32°38'46" [CHORD DIRECTION OF N32°58'31"E AND A CHORD LENGTH OF 309.16 FEET] TO A FOUND ALUMINUM CAP 10838;
 THENCE N16°59'08"E A DISTANCE OF 707.43 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 164.71 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 62°54'49" [CHORD DIRECTION OF N48°06'33"E AND A CHORD LENGTH OF 156.56 FEET] TO A FOUND ALUMINUM CAP 10838;
 THENCE N79°33'57"E A DISTANCE OF 166.79 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE S87°59'31"E A DISTANCE OF 116.04 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE S57°06'35"E A DISTANCE OF 57.13 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 82.75 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 24°57'11" [CHORD DIRECTION OF S44°37'59"E AND A CHORD LENGTH OF 82.10 FEET] TO A FOUND ALUMINUM CAP 10838, BEING ON THE SOUTH ROW LINE OF HIGH PLAINS ROAD;
 THENCE S62°23'36"W A DISTANCE OF 7.82 FEET TO A WYDOT R/W MONUMENT, BEING ON THE SOUTH ROW LINE OF HIGH PLAINS ROAD;
 THENCE S32°05'47"E A DISTANCE OF 349.88 FEET TO A WYDOT R/W MONUMENT, BEING ON THE SOUTH ROW LINE OF HIGH PLAINS ROAD & IN COMMON WITH THE WESTERLY ROW OF INTERSTE 25;
 THENCE S28°56'33"W A DISTANCE OF 383.88 FEET TO A WYDOT R/W MONUMENT;
 THENCE S36°23'24"W A DISTANCE OF 324.89 FEET TO A WYDOT R/W MONUMENT;
 THENCE S42°18'11"W A DISTANCE OF 263.50 FEET TO A WYDOT R/W MONUMENT;
 THENCE S51°17'04"W A DISTANCE OF 261.83 FEET TO A WYDOT R/W MONUMENT;
 THENCE S48°07'42"W A DISTANCE OF 319.91 FEET TO A WYDOT R/W MONUMENT;
 THENCE 1249.17 FEET ALONG A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3969.72 FEET AND A CENTRAL ANGLE OF 18°01'46" [CHORD DIRECTION OF S41°22'46"W AND A CHORD LENGTH OF 1244.02 FEET] TO A SET ALUMINUM CAP INSCRIBED AVIPC - PLS 555;
 THENCE N57°38'21"W A DISTANCE OF 0.93 FEET TO A FOUND ALUMINUM CAP 10838; BEING **THE TRUE POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 29.68 ACRES MORE OR LESS.

**ALSO INCLUDING:
BLOCK 2**

A PARCEL OF LAND SITUATE IN PORTIONS OF SECTIONS 27, 28, 33, AND 34, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID EXCEPTED PARCEL BOUNDARY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT THE SECTION CORNER COMMON TO 27, 28, 33 & 34, BEING A FOUND ALUMINUM CAP;
 THENCE S41°54'31"W A DISTANCE OF 1249.14 FEET TO A FOUND ALUMINUM CAP INSCRIBED AVI P.C.-PLS 10838, HEREIN AFTER CALLED [ALUMINUM CAP 10838], BEING ON THE NORTHERLY ROW OF TRUMPETER DRIVE AND ALSO BEING THE **TRUE POINT OF BEGINNING**;
 THENCE N32°18'08"E, A DISTANCE OF 4824.12 FEET TO A FOUND ALUMINUM CAP 10838, BEING ON THE SOUTHERLY ROW OF TUNDRA DRIVE;
 THENCE S57°06'35"E, A DISTANCE OF 142.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 17°47'11", HAVING A CHORD DIRECTION OF S48°12'59"E AND A CHORD LENGTH OF 77.30 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 77.61 FEET ALONG SAID CURVE TO A FOUND ALUMINUM CAP 10838;
 THENCE S39°19'24"E, A DISTANCE OF 355.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 17°47'11", HAVING A CHORD DIRECTION OF S48°12'59"E AND A CHORD LENGTH OF 200.97 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 201.78 FEET ALONG SAID CURVE TO A FOUND ALUMINUM CAP 10838;
 THENCE S57°06'35"E, A DISTANCE OF 276.06 FEET TO A FOUND ALUMINUM CAP 10838, BEING IN COMMON WITH THE SOUTHERLY ROW OF TUNDRA DRIVE & THE WESTERLY ROW OF CLEAR CREK PARKWAY;
 THENCE S32°53'25"W, A DISTANCE OF 803.80 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE N57°06'35"W, A DISTANCE OF 50.00 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE S32°53'25"W, A DISTANCE OF 89.52 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE S79°33'57"W, A DISTANCE OF 178.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 62°54'49", HAVING A CHORD DIRECTION OF S49°06'33"W AND A CHORD LENGTH OF 260.93 FEET;
 THENCE 274.51 FEET ALONG SAID CURVE TO A FOUND ALUMINUM CAP 10838;
 THENCE S16°39'08"W, A DISTANCE OF 707.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 32°38'46", HAVING A CHORD DIRECTION OF S32°58'31"W AND A CHORD LENGTH OF 252.95 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 256.40 FEET ALONG SAID CURVE; THENCE S49°17'54"W, A DISTANCE OF 945.36 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 63°12'57", HAVING A CHORD DIRECTION OF S17°41'25"W AND A CHORD LENGTH OF 366.87 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 386.16 FEET ALONG SAID CURVE TO A FOUND ALUMINUM CAP 10838;
 THENCE S13°55'03"E, A DISTANCE OF 295.29 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 46°16'33", HAVING A CHORD DIRECTION OF S08°13'13"W AND A CHORD LENGTH OF 196.47 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 201.92 FEET ALONG SAID CURVE; TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4069.34 FEET, THROUGH A CENTRAL ANGLE OF 05°49'34", HAVING A CHORD DIRECTION OF S29°26'43"W AND A CHORD LENGTH OF 413.62 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 413.80 FEET ALONG SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 90°21'56", HAVING A CHORD DIRECTION OF S71°42'54"W AND A CHORD LENGTH OF 425.62 FEET TO A FOUND ALUMINUM CAP 10838;
 THENCE 473.15 FEET ALONG SAID CURVE TO A FOUND ALUMINUM CAP 10838;
 THENCE N63°06'08"W, A DISTANCE OF 818.02 FEET TO A FOUND ALUMINUM CAP 10838 BEING **THE TRUE POINT OF BEGINNING**;

CONTAINING 98.41 ACRES MORE OR LESS.

AREA TABULATION

TOTAL PLATTED BOUNDARY CONTAINS 128.09 ACRES MORE OR LESS.

BLOCK 1 CONTAINS 29.68 ACRES MORE OR LESS.

BLOCK 2 CONTAINS 98.41 ACRES MORE OR LESS.

NOTES:

- SEE THE FINAL PLAT FOR SWAN RANCH FIRST FILING RECORDED AS RECEPTION NO. 552485, AND BOOK 9 PAGE 135, FOR RIGHT OF WAY NORTHWEST OF THIS PLAT.
- A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AVIPC PLS 555 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, AS NOTED ON PLAT.
- 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, W. N. MCMURRY, 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, THIRD 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

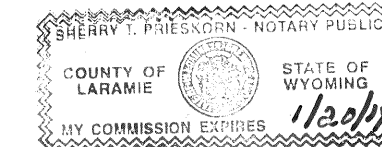
W. N. McMurry
 W. N. MCMURRY - MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY W. N. MCMURRY, MEMBER OF CLEAR CREEK LAND COMPANY, LLC, AND SWAN RANCH, LLC. THIS 14 DAY OF February, 2011, WITNESS MY HAND AND OFFICIAL SEAL.

Sherry P. Prosser
 NOTARY PUBLIC, LARAMIE COUNTY, WYOMING



MY COMMISSION EXPIRES 1-20-11

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 13 DAY OF January, 2011

Jody A. Clark
 CHAIR/PERSON FOR THE PLANNING COMMISSION

ATTEST: *[Signature]*
 COUNTY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 1 DAY OF February, 2011

Deane Humphrey
 CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST: *[Signature]*
 COUNTY CLERK

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS MODIFIED NAD 83 STATE PLANE COORDINATES, 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.

CERTIFICATE OF SURVEYOR
 I, S.D. DAWSON, 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 2010, 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.



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 _____, 20____
 RECORDED 2/16/2011 AT 4:58 PM REC# 563221 BK# 9 PG# 151
 DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2
 P/C _____ slot _____
 County Clerk & Ex-Officio Register at Deeds
 By _____ Deputy

**FINAL PLAT
 OF
 SWAN RANCH RAIL
 PARK THIRD 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
		4-1-10
		4-1-10

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

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

DRAWING TITLE:
FINAL PLAT

DESIGNED BY: _____ DRAWN BY: **SRL**
 CHECKED BY: **BP** DATE: **12-10**
 JOB NO.: **2-3122**
 DRAWING NO. **1** OF **2**

