LEGEND:

- AVAILABLE HEAVY INDUSTRIAL
- AVAILABLE LIGHT INDUSTRIAL
- AVAILABLE COMMERCIAL BUSINESS
- EXISTING BUSINESSES
- INTERSTATE ROADWAY
- SWAN RANCH ROADWAYS
- SWAN RANCH RAIL SPURS
- BNSF RAILROAD
- UNION PACIFIC RAILROAD

I-80 INTERCHANGE

TO I-80 AND DOWNTOWN CHEYENNE

INTERSTATE 25

UNION PACIFIC RAILROAD

GANNETT PEAK DRIVE

BERWICK DRIVE

WEST WALLICK ROAD

CLEAR CREEK PKWY

GRANITE PEAK DRIVE

BRIDGER PEAK DRIVE

TUNDRA DRIVE

HIGH PLAINS BLVD

TRUMPETER DRIVE

TRANSLOADING RAIL YARD

TPAR II

BRIDGER

KROWN

CRH

CHEYENNE LEADS

SEARING INDUSTRIES

CRONIMET

MAGNABLEND

MIDWEST

THREE RIVERS WEST

GRANITE PEAK OFFICE

JEBRO

VOLVO RENTS

BELL SUPPLY

BRENNTAG PACIFIC

SCHLUMBERGER

LEAM DRILLING

AES DRILLING

C & S HALVORSON

BNSF CONNECTION

BNSF RAILROAD

TO DENVER COLORADO +/-100 MILES

BLUE BEACON

AVAILABLE HEAVY INDUSTRIAL:

LOT 1 - 479.30 ACRES	LOT 7 - 98.83 ACRES
LOT 2 - 11.11 ACRES	LOT 8 - 56.32 ACRES
LOT 3 - 36.28 ACRES	LOT 9 - 50.74 ACRES
LOT 4 - 25.33 ACRES	LOT 10 - 37.29 ACRES
LOT 5 - 44.97 ACRES	LOT 11 - 22.06 ACRES
LOT 6 - 31.36 ACRES	LOT 12 - 68.98 ACRES

AVAILABLE LIGHT INDUSTRIAL:

LOT 13 - 24.52 ACRES	LOT 33 - 2.37 ACRES
LOT 14 - 197.25 ACRES	LOT 34 - 5.81 ACRES
LOT 15 - 25.33 ACRES	LOT 35 - 3.27 ACRES
LOT 16 - 2.79 ACRES	LOT 36 - 1.65 ACRES
LOT 17 - 18.46 ACRES	LOT 37 - 1.42 ACRES
LOT 18 - 15.08 ACRES	LOT 38 - 2.22 ACRES
LOT 19 - 13.87 ACRES	LOT 39 - 2.37 ACRES
LOT 20 - 11.56 ACRES	LOT 40 - 9.07 ACRES
LOT 21 - 4.82 ACRES	LOT 41 - 4.45 ACRES
LOT 22 - 4.55 ACRES	LOT 42 - 3.95 ACRES
LOT 23 - 22.50 ACRES	LOT 43 - 3.89 ACRES
LOT 24 - 23.94 ACRES	LOT 44 - 2.84 ACRES
LOT 25 - 13.05 ACRES	LOT 45 - 2.84 ACRES
LOT 26 - 3.48 ACRES	LOT 46 - 5.03 ACRES
LOT 27 - 32.23 ACRES	LOT 47 - 1.92 ACRES
LOT 28 - 5.78 ACRES	LOT 48 - 1.82 ACRES
LOT 29 - 3.93 ACRES	LOT 49 - 3.47 ACRES
LOT 30 - 2.07 ACRES	LOT 50 - 1.48 ACRES
LOT 31 - 4.53 ACRES	LOT 51 - 1.35 ACRES
LOT 32 - 3.00 ACRES	LOT 52 - 2.56 ACRES

AVAILABLE COMMERCIAL:

LOT 53 - 42.71 ACRES
LOT 54 - 83.23 ACRES
LOT 55 - 150.92 ACRES

CHEYENNE LOGISTICS HUB AT SWAN RANCH

OVERALL MASTER PLAN

!!!42 " SPWL PRECON !!!

!!!42 " SPWL PRECON !!!

!!!42 " SPWL PRECON !!!

!!!42 " SPWL PRECON !!!

ACTIVE HYDRANT
STATUS PENDING
<all other values>
FIRE LATERAL, <Null>
FIRE LATERAL, ABANDONED
FIRE LATERAL, ACTIVE
FIRE LATERAL, INACTIVE
FIRE LATERAL, PENDING
SERVICE LATERAL, ABANDONED
SERVICE LATERAL, INACTIVE
SERVICE LATERAL, KILLED
SERVICE LATERAL, PENDING
SERVICE MAIN, ACTIVE

ACTIVE CONFIRMED WATER MAIN
ABANDONED, BOARD OF PUBLIC UTILITIES, DISTRIBUTION MAIN
ABANDONED, BOARD OF PUBLIC UTILITIES, FIRE HYDRANT LATERAL
ABANDONED, BOARD OF PUBLIC UTILITIES, TRANSMISSION MAIN
ABANDONED, PRIVATE, TRANSMISSION MAIN
ACTIVE, BOARD OF PUBLIC UTILITIES, FIRE HYDRANT LATERAL
ACTIVE, PRIVATE, DISTRIBUTION MAIN
ACTIVE, PRIVATE, FIRE HYDRANT LATERAL
ACTIVE, SOUTH CHEYENNE WATER AND SEWER, DISTRIBUTION MAIN
ACTIVE, SOUTH CHEYENNE WATER AND SEWER, TRANSMISSION MAIN
ACTIVE, WARREN AIR FORCE BASE, DISTRIBUTION MAIN

ACTIVE, WARREN AIR FORCE BASE, FIRE HYDRANT LATERAL
ACTIVE, WARREN AIR FORCE BASE, TRANSMISSION MAIN
INACTIVE, BOARD OF PUBLIC UTILITIES, DISTRIBUTION MAIN
INACTIVE, BOARD OF PUBLIC UTILITIES, FIRE HYDRANT LATERAL
PENDING, BOARD OF PUBLIC UTILITIES, BLOW OFF
PENDING, BOARD OF PUBLIC UTILITIES, DISTRIBUTION MAIN
PENDING, BOARD OF PUBLIC UTILITIES, FIRE HYDRANT LATERAL
PENDING, BOARD OF PUBLIC UTILITIES, TRANSMISSION MAIN
PENDING, PRIVATE, DISTRIBUTION MAIN
PENDING, PRIVATE, FIRE HYDRANT LATERAL

<all other values>
LAMPHOLE
LIFT STATION
MANHOLE

GRAVITY
FORCED, BOARD OF PUBLIC UTILITIES, ACTIVE
FORCED, PRIVATE, ACTIVE
FORCED, PRIVATE, PENDING
FORCED, SOUTH CHEYENNE WATER AND SEWER, ACTIVE
FORCED, WARREN AIR FORCE BASE, ACTIVE
GRAVITY, BOARD OF PUBLIC UTILITIES, ABANDONED
GRAVITY, BOARD OF PUBLIC UTILITIES, ACTIVE

GRAVITY, BOARD OF PUBLIC UTILITIES, INACTIVE
GRAVITY, BOARD OF PUBLIC UTILITIES, PENDING
GRAVITY, PRIVATE, ABANDONED
GRAVITY, PRIVATE, ACTIVE
GRAVITY, PRIVATE, PENDING
GRAVITY, SOUTH CHEYENNE WATER AND SEWER, ACTIVE
GRAVITY, WARREN AIR FORCE BASE, ACTIVE

Reuse Water Main
Reuse Water Service

Coordinate System: NAD 1983 StatePlane Wyoming East FIPS 4901 Feet
Projection: Transverse Mercator
Datum: North American 1983
False Easting: 656,166.6667
False Northing: 0.0000
Central Meridian: -105.1667
Scale Factor: 0.9999
Latitude Of Origin: 40.5000
Units: Foot US
User Name: jforeman
Date: 1/22/2015
Document Path: W:\ArcView Projects\GIS_Public_Information_Projects\20150120_Leads_AnjaBendel\20150120_Leads_AnjaBendel_3.mxd

N
NOT TO SCALE

Swan Ranch Industrial Park

THIS MAP IS MADE POSSIBLE THROUGH THE CHEYENNE AND LARAMIE COUNTY COOPERATIVE GIS (CLCCGIS) PROGRAM AND IS FOR DISPLAY PURPOSES ONLY. THE CLCCGIS INVOKES ITS SOVEREIGN AND GOVERNMENTAL IMMUNITY IN ALLOWING ACCESS TO OR USE OF THIS DATA, MAKES NO WARRANTIES AS TO THE VALIDITY, AND ASSUMES NO LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

SOUTHWEST CORNER SECTION 22
T13N R67W 6TH P.M.

POINT OF BEGINNING

N89° 47' 39"E 1273.74'

N89° 47' 39"E 121.85'

S35° 27' 19"W 11.90'

N55° 21' 04"W 1136.52'

S32° 18' 08"W 337.31'

N57° 41' 52"W 133.76'

S24° 38' 35"W 276.39'

S68° 47' 39"W 1802.56'

S31° 47' 45"W 15.05' S31°46'25"W (R1)

S41° 08' 49"W 891.86' S41°09'49"W 891.86' (R1)

S68° 39' 41"E 364.63'

S45° 14' 35"E 1614.80' S45°13'57"E 1614.80' (R)

S64° 19' 07"E 100.86'

N26° 05' 23"E 1168.53'

S75° 04' 07"E 77.13'

N20° 05' 23"E 101.93

N25° 40' 53"E 3406.27' (R)

N52° 59' 22"E 646.39' (R)

N10° 43' 09"E 888.89'

N10°43'09"E 888.89' (R)

N24°38'33"E (R) 294.45'

N23°21'11"E 358.87'

N24°07'05"E 200.00' (R)

N23°21'11"E 358.87' (R)

BERWICK DRIVE (100' ROW)

WEST WALLOCK ROAD (128' ROW)

BRIDGER PEAK ROAD (80' ROW)

CLEAR CREEK PARKWAY (120' ROW)

60' DRAINAGE EASEMENT
16' UTILITY EASEMENT

16' UTILITY EASEMENT

20' UTILITY EASEMENT

EXISTING 16.5' COMMUNICATION EASEMENT BK 360 PG 553

EXISTING 20' GAS LINE EASEMENT BOOK 279 PG 82

POCKET UTILITY EASEMENT SEE INSET 'A'

POCKET UTILITY EASEMENT SEE INSET 'B'

POCKET UTILITY EASEMENT SEE INSET 'C'

POCKET UTILITY EASEMENT SEE INSET 'D'

POCKET UTILITY EASEMENT SEE INSET 'E'

POCKET UTILITY EASEMENT SEE INSET 'F'

POCKET UTILITY EASEMENT SEE INSET 'G'

POCKET UTILITY EASEMENT SEE INSET 'H'

POCKET UTILITY EASEMENT SEE INSET 'I'

POCKET UTILITY EASEMENT SEE INSET 'J'

POCKET UTILITY EASEMENT SEE INSET 'T'

LOT 1 BLOCK 1 20.59 AC
LOT 2 BLOCK 1 13.82 AC
LOT 3 BLOCK 1 15.23 AC
LOT 4 BLOCK 1 13.56 AC
LOT 5 BLOCK 1 4.87 AC
LOT 6 BLOCK 1 29.73 AC
LOT 7 BLOCK 1 4.34 AC
LOT 8 BLOCK 1 15.75 AC
LOT 9 BLOCK 1 4.61 AC
LOT 10 BLOCK 1 7.44 AC

LOT 1 BLOCK 2 19.81 AC
LOT 2 BLOCK 2 21.08 AC
LOT 3 BLOCK 2 19.01 AC
LOT 4 BLOCK 2 17.65 AC
LOT 5 BLOCK 2 18.38 AC
LOT 6 BLOCK 2 28.03 AC
LOT 7 BLOCK 2 20.92 AC
LOT 8 BLOCK 2 15.43 AC
LOT 9 BLOCK 2 18.64 AC
LOT 10 BLOCK 2 6.68 AC
LOT 11 BLOCK 2 35.11 AC
LOT 12 BLOCK 2 48.87 AC
LOT 13 BLOCK 2 11.78 AC
LOT 14 BLOCK 2 13.39 AC
LOT 15 BLOCK 2 14.65 AC
LOT 16 BLOCK 2 18.44 AC
LOT 17 BLOCK 2 9.62 AC
LOT 18 BLOCK 2 3.13 AC

LOT 1 BLOCK 3 11.53 AC
LOT 2 BLOCK 3 15.01 AC
LOT 3 BLOCK 3 10.13 AC
LOT 4 BLOCK 3 0.93 AC
LOT 5 BLOCK 3 6.06 AC

S22 S23 S24 S25 S26 S27

UNPLATTED

SWAN RANCH RAIL PARK SIXTH FILING

SWAN RANCH RAIL PARK FIRST FILING

LOT 1 BLOCK 1 SWAN RANCH RAIL PARK FIRST FILING

LOT 6 BLOCK 1 SWAN RANCH RAIL PARK FOURTH FILING

SWAN RANCH RAIL PARK SEVENTH FILING

N = 212742.60
E = 740692.7026
GROUND COORDINATES
N = 52017.50
E = 588656.52

N = 212552.96
E = 741004.1381
GROUND COORDINATES
N = 51827.79
E = 588968.07

CITY OF CHEYENNE
CONTROL POINT 'CLEAR CREEK'
N = 220513.23
E = 733434.86
GROUND COORDINATES
N = 59790.35
E = 577403.62

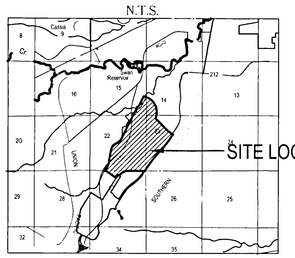
CITY OF CHEYENNE
CONTROL POINT 'PHIPPEN'
N = 219535.40
E = 743000.30
GROUND COORDINATES
N = 58812.22
E = 586972.64

N15° 56' 40"W 7261.32'

N42°06'49.91"W 1261.47' (R2)
N42°06'49.91"W 1261.68' (GROUND)

VICINITY MAP

N.T.S.



FILING RECORD

RECORDED 9/04/2013 AT 9:55 AM REC# 623402 BK# 10 PG# 47
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

LEGEND

- FOUND ALUMINUM CAP AVI PC WY PLS 12045
- FOUND ALUMINUM CAP AVI PC WY PLS 10838
- SET ALUMINUM CAP AVI PC WY PLS 12045

N55°36'21"E 20.10" (R) RECORD DATA FROM PLAT OF 'SWAN RANCH RAIL PARK, SIXTH FILING'
N55°36'21"E 20.10" (R1) RECORD DATA FROM MAP OF SURVEY
N55°36'21"E 20.10" (R2) RECORD DATA FROM PLAT OF 'SWAN RANCH RAIL PARK, SEVENTH FILING'

SECTION LINE
EASEMENT LINES
PLAT BOUNDARY

NOTES:
BLOCK 1, LOTS 5 AND 7, BLOCK 2, LOT 9, BLOCK 3, LOTS 4 AND 5 ARE ALL RAIL SERVICE LOTS

0 300' 600'
SCALE 1" = 300'

FINAL PLAT
FOR
SWAN RANCH RAIL PARK EIGHTH FILING

BEING A REPLAT OF PORTIONS OF SWAN RANCH RAIL PARK SIXTH FILING AND ALSO BEING SITUATED IN PORTIONS OF SECTIONS 14, 15, 22, 23 AND 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CHEYENNE LARAMIE COUNTY, WYOMING
PREPARED AUGUST 2013

NO.	REVISION	DATE

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

PROJECT:
SWAN RANCH RAIL PARK EIGHTH FILING

DRAWING TITLE:
FINAL PLAT

avi P.C.
engineering planning surveying
PHONE (307) 637-6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: AUGUST 2013
DRAWN BY: CRJ
DESIGNED BY:
CHECKED BY: AED
JOB NO.: 3479
DRAWING NO. 1 OF 3

H:\3479_Swan_8th\planning\Final Plat\Final Plat.dwg Aug 27, 2013 - 11:19am cjohnson