

WATER & SEWER PROVIDED BY SOUTH CHEYENNE WATER & SEWER DISTRICT □ FIRE PROTECTION PROVIDED BY FIRE DISTRICT NO. 1

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Loni Molnberg, owner in fee simple of Tract 13 and the South 186.91 feet of Tract 14, The Prosser Tracts, Laramie County, Wyoming;

Has caused the same to be surveyed, located and replatted and known as BENZ SUBDIVISION, does hereby declare said subdivision of said land as it appears on this plat, to be their fee and deed and in accordance with their desires and do hereby dedicate to the public the streets and grant the easements for the purposes indicated hereon.

The undersigned does hereby further acknowledge that this final plat is submitted to the governing body of the City of Cheyenne for approval pursuant to W.S. § 34-12-103 and the undersigned owner and their legal successors and/or assigns forever, do hereby covenant and agree that, following the approval of this plat by the said Governing Body, no alteration, amendment or vacation of this plat, in whole or in part, shall be valid unless such alteration, amendment or vacation is approved by the said Governing Body.

*Loni Molnberg*  
Loni Molnberg

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The dedication instrument was acknowledged before me this 2<sup>nd</sup> day of APRIL, 2014, by Loni Molnberg.

*[Signature]*  
Notary Public, Laramie County, Wyoming.  
My Commission Expires: APR 29, 2017

**CITY OF CHEYENNE APPROVALS**

Approved by the City of Cheyenne Planning Commission this 4<sup>th</sup> day of NOVEMBER, 2013.

*[Signature]*  
Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 25<sup>th</sup> day of NOVEMBER, 2013.

*[Signature]* ATTEST: *[Signature]*  
City Clerk

**LARAMIE COUNTY APPROVALS**

Approved by the Laramie County Planning Commission this 12 day of DECEMBER, 2013.

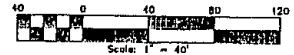
*[Signature]*

Approved by the Board of Commissioners of Laramie County, Wyoming this 7 day of JANUARY, 2014.

*[Signature]* ATTEST: *[Signature]*  
County Clerk

**LEGEND**

- FOUND 1" ALUMINUM CAP STAMPED "S.S. P.L.S.
- SET "x" x 24" LONG REBAR WITH 1" ALUMINUM CAP STAMPED "S.S. P.L.S. 3/11"
- FOUND "x" REBAR
- FOUND "x" IRON PIPE
- CITY OF CHEYENNE CONTROL MONUMENT
- (M) MEASURED DATA THIS SURVEY RECORD DATA
- (P) PER RECORDED PLAT OF THE PROSSER TRACTS
- 100-YEAR SPECIAL FLOOD HAZARD AREA
- LANDS TO BE DEDICATED TO THE PUBLIC USE PLAT



**NOTES**

- 1) BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".
- 2) A PORTION OF SUBJECT PROPERTY DOES FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL NO. 5803C1307P, ISSUED APRIL 6, 2013 (LARMIE CASE No.12-08-0022P).
- 3) FOUND IRON PIPE REPLACED WITH SET "x" x 24" LONG REBAR WITH 1" ALUMINUM CAP STAMPED "S.S. P.L.S. 3/11".
- 4) ALL UTILITY EASEMENTS LIMITED TO CHEYENNE LIGHT, FUEL AND POWER, COUNTRY LINK, OPTIMUM AND/OR SOUTH CHEYENNE WATER & SEWER DISTRICT AND THEIR LEGAL SUCCESSORS OR ASSIGNS ONLY, UNLESS SHOWN OTHERWISE.
- 5) ACCESS TO ALL LOTS SHALL BE FROM AVENUE C-1. ANY PROPOSED ACCESS SHALL NOT INTERFERE WITH EXISTING PAVEMENT AND/OR DRAINAGE STRUCTURES OR APPROVED RIGHT-OF-WAY ENCROACHMENT PERMIT.
- 6) TO BE DEDICATED TO THE PUBLIC AS REINER COURT RIGHT-OF-WAY (85').
- 7) SHARED ACCESS EASEMENT FOR PURPOSES OF INGRESS/EGRESS FOR OWNERS OF LOTS 1 AND 2 AND THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, 12' DRAINAGE & UTILITY EASEMENT & 4' PUBLIC ACCESS EASEMENT TAKE PRECEDENCE.
- 8) DEVELOPMENT NOTES:
  - A) AN APPROVED GRADING, EROSION AND SEDIMENT CONTROL (DESC) PLAN SHALL BE REQUIRED PRIOR TO DEVELOPMENT ON ANY LOT.
  - B) FINISHED FLOORS AND THE LOWEST ADJACENT GRADE TO STRUCTURES SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE CENTERLINE OF AVENUE C-1.
  - C) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PRINCIPAL STRUCTURE(S) ON ANY LOT, A FENCED INCH STRUCTURE ON CURB AND OUTLET, SHALL BE CONSTRUCTED ON AVENUE C-1 ADJACENT TO THE LOT IN QUESTION.
  - D) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PRINCIPAL STRUCTURE(S) ON ANY LOT, A SIDEWALK SHALL BE CONSTRUCTED ON AVENUE C-1 ADJACENT TO THE LOT IN QUESTION.

**CERTIFICATE OF SURVEYOR**

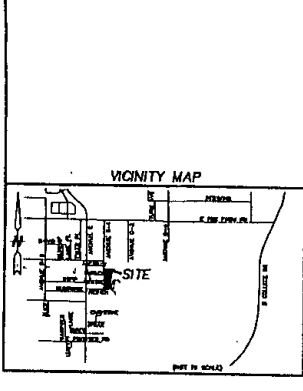
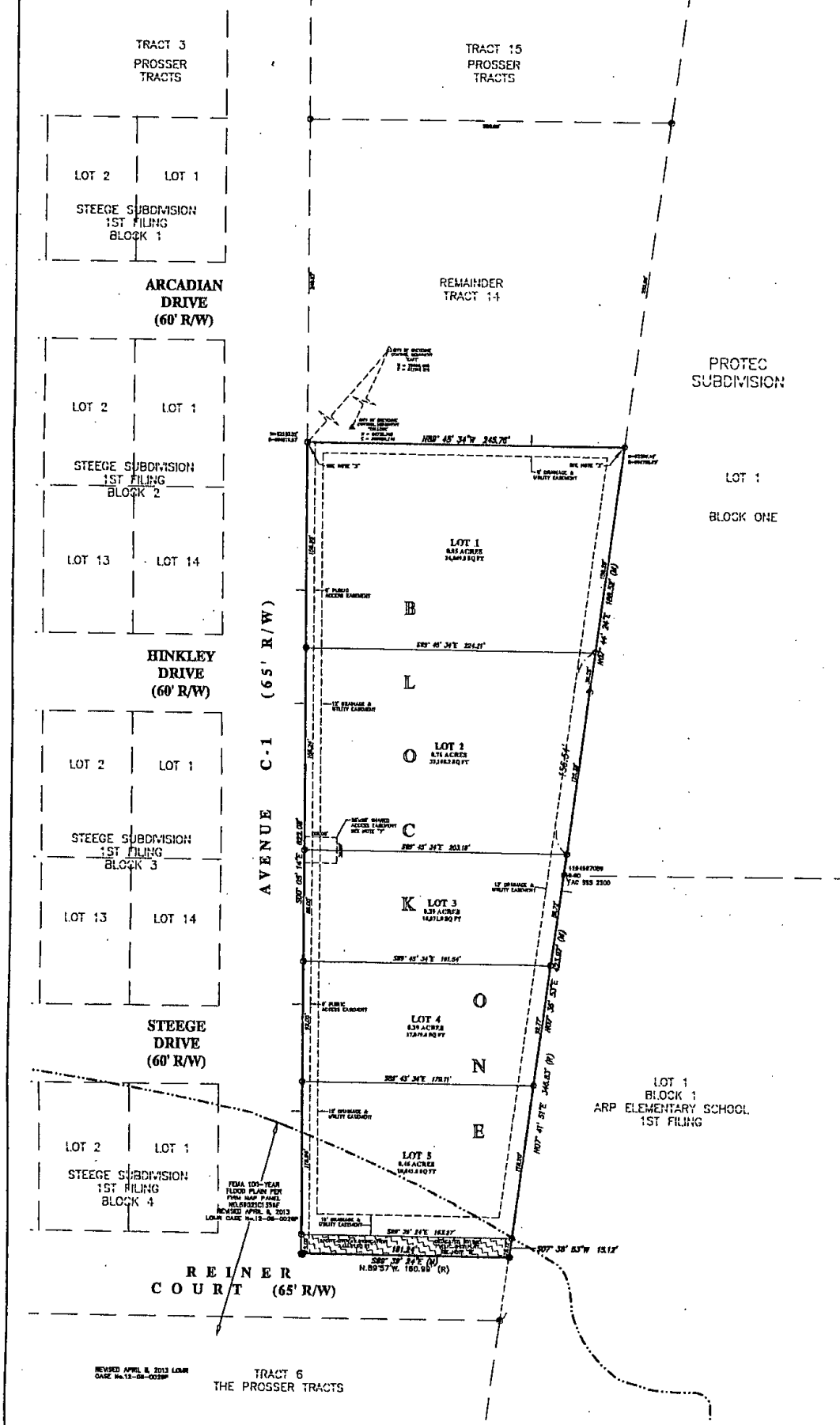
*[Signature]*  
I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**FINAL PLAT OF BENZ SUBDIVISION**

BEING A REPLAT OF TRACT 13 & THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

PREPARED AUGUST, 2013

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th ST. CHEYENNE WY. 82001 • (307) 634-1873  
705 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-8789



**VACATION STATEMENT**  
IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 13 AND THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

**FILING RECORD**  
RECORDED IN THE PUBLIC RECORDS OF LARAMIE COUNTY, WYOMING, ON AUGUST 14, 2013, AT 10:00 AM.

Preparation 629176  
The State of Wyoming  
County of Laramie  
This instrument was filed for record on 8/13/13 day of AUGUST, A.D. 2013 and was recorded in book 10 on page 80.  
*[Signature]*  
County Clerk & Notary Public in and for Laramie County, Wyoming.