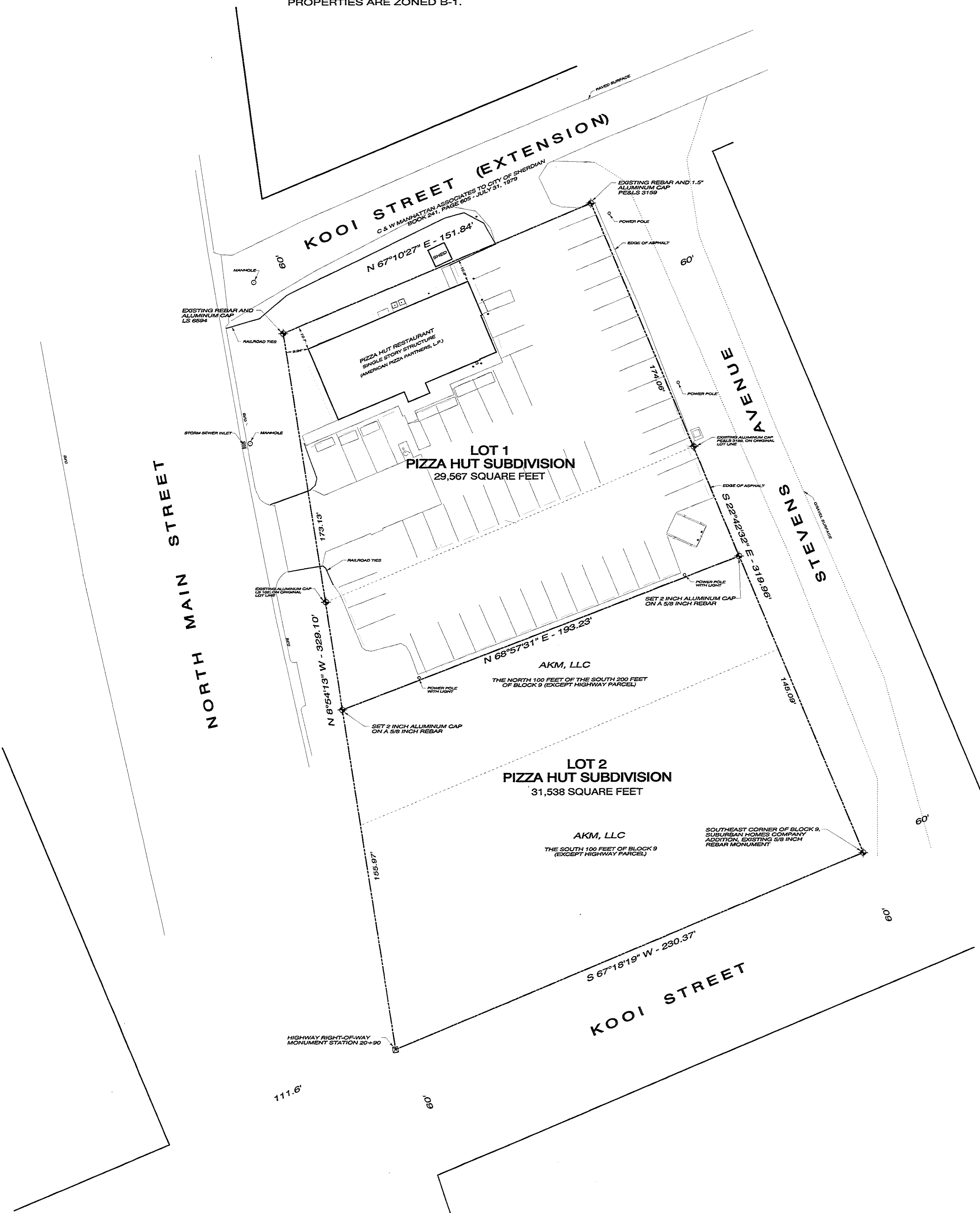


# PIZZA HUT SUBDIVISION

## DETAIL

GRAPHIC SCALE 1"=30'  
BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE).  
PROPERTIES ARE ZONED B-1.



### DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan, Wyoming and certified this 14 day of December, 2015 by the Director of Public Works of Sheridan, Wyoming.

*Nicholas Johnson*  
DIRECTOR OF PUBLIC WORKS

### CITY of SHERIDAN CERTIFICATE of APPROVAL

The foregoing administrative replat was completed in accordance with the City of Sheridan Code, Appendix B, Section 306 and is certified to be effective as of the 28 day of December, 2015.

*Brian Williams*  
ATTEST: DEPUTY CITY CLERK

*John Stark*  
MAYOR

## CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, American Pizza Partners, L.P. and AKM, LLC, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Pizza Hut Subdivision, is a replat of a Portion of Block 9, of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, said boundary of the Pizza Hut Subdivision being more particularly described by metes and bounds as follows:

Beginning at the Southeast Corner of Block 9, suburban Homes Company Addition, City of Sheridan, Sheridan County, State of Wyoming; thence S 67°18'19\"/>

Said tract of land contains 61,105 Square Feet.

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 8<sup>th</sup> day of December, 2015, by:

American Pizza Partners, L.P., a Delaware Limited Partnership by Terry Freund, Vice President.

*Terry Freund*  
TERRY FREUND, VICE PRESIDENT

State of Kansas } ss  
County of Sedgewick

On this 8<sup>th</sup> day of Dec, 2015, before me personally appeared Terry Freund to me personally known who, being duly sworn, did say that he is the Vice President of RMC American Management, Inc., a Kansas corporation which is the sole General Partner of American Pizza Partners, L.P., a Delaware limited partnership (\"/>

Given under my notarial seal this 8<sup>th</sup> day of Dec, 2015.

DEBRA J. WARD  
Notary Public - State of Kansas  
My Comm. Expires 12-23-2016

*Debra J. Ward*  
NOTARY PUBLIC My commission expires: 12-23-2016

ALSO Executed this 9 day of December, 2015, by:

AKM, LLC, a Wyoming limited partnership.

*Arlynn Magnuson*  
ARLYNN MAGNUSON, MANAGING MEMBER

State of Wyoming } ss  
County of Sheridan

The foregoing plat was acknowledged before me this 9 day of December, 2015, by Arlynn Magnuson, Managing Member in AKM, LLC, a Wyoming limited partnership.

*Tracy A. Thorpe*  
NOTARY PUBLIC My commission expires: 1-12-18

ALSO Executed this 9 day of December, 2015, by:

AKM, LLC, a Wyoming limited partnership.

*Kevin Magnuson*  
KEVIN MAGNUSON, MEMBER

State of Wyoming } ss  
County of Sheridan

The foregoing plat was acknowledged before me this 9 day of December, 2015, by Kevin Magnuson, Member in AKM, LLC, a Wyoming limited partnership.

*Tracy A. Thorpe*  
NOTARY PUBLIC My commission expires: 1-12-18

TRACY A. THORPE - NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
My Commission Expires January 12, 2018

TRACY A. THORPE - NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
My Commission Expires January 12, 2018

## DECLARATION VACATING PREVIOUS PLATTING

This plat is a subdivision of a Portion of Block 9 of Suburban Homes Company Addition to the City of Sheridan, Wyoming, as recorded in Drawer \"/>

## CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the Pizza Hut Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in September of 1998, July through August of 2011 and November of 2015 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

*David L. Randall*  
DAVID L. RANDALL  
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR  
STATE OF WYOMING

## CERTIFICATE of RECORDER

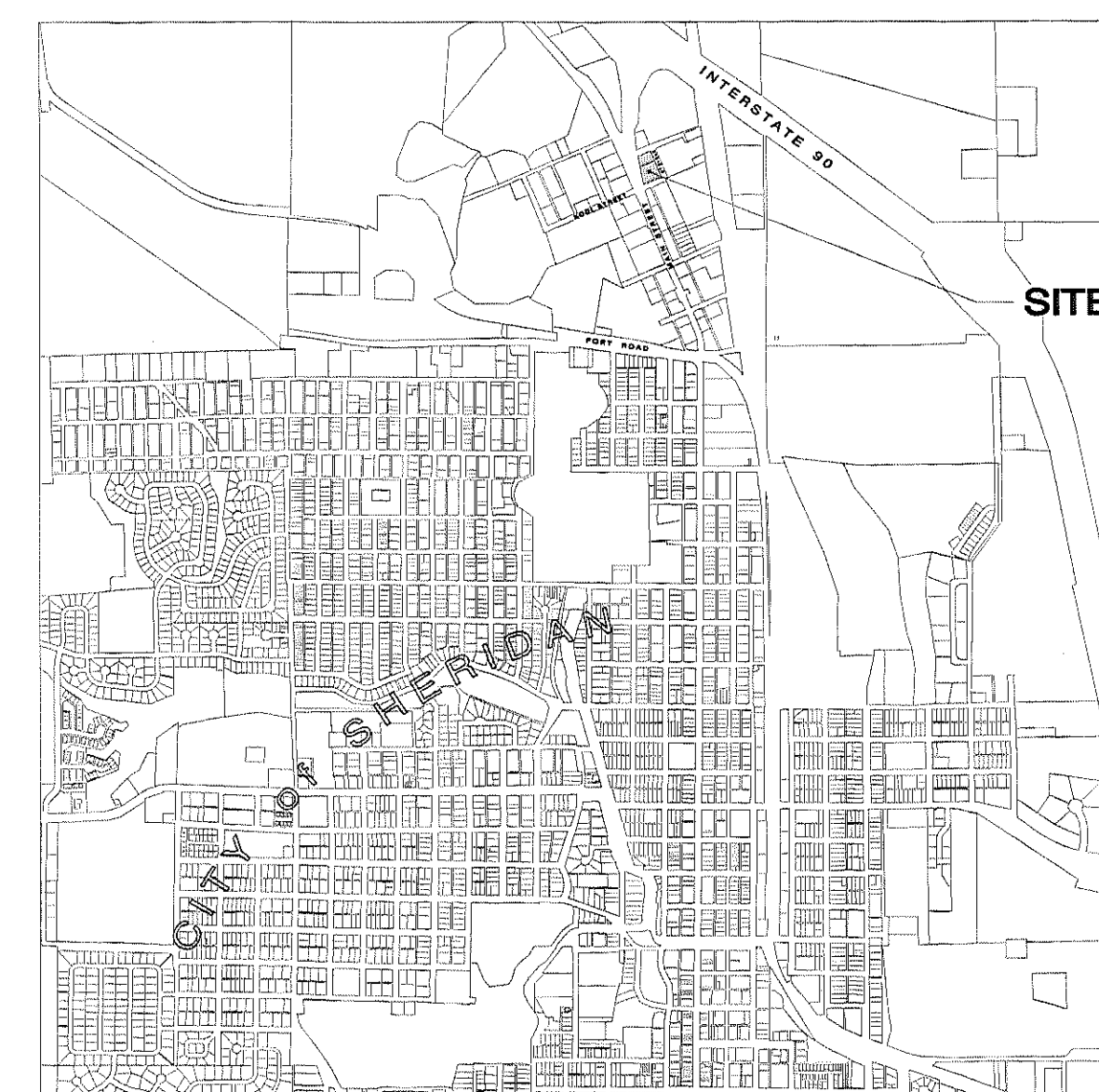
State of Wyoming } ss  
County of Sheridan

This plat was filed for record in the Office of the Clerk and Recorder at 4:35 O'clock P. M., this 20 day of December, 2015, and is duly recorded in Book P, Page No. 103.

*Eda Schuch Thompson*  
COUNTY CLERK

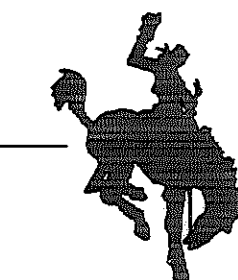
## LOCATION

SCALE: 1" = 1000'



SITE LOCATION

N



NOTICE  
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

## FINAL PLAT

## PIZZA HUT SUBDIVISION

being a  
REPLAT of a PORTION  
of  
BLOCK 9, of SUBURBAN  
HOMES COMPANY ADDITION  
to the

CITY of SHERIDAN  
SHERIDAN COUNTY, WYOMING  
for

AMERICAN PIZZA PARTNERS, L.P.

c/o RESTAURANT MANAGEMENT COMPANY  
7700 EAST POLO DRIVE  
WICHITA, KANSAS 67206-3000

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