

(C) BUILDING INSIDE ZONING SETBACKS, AS SHOWN.

6Diid LEGEND AND ABBREVIATIONS

CONCRETE SURFACE

NO PARKING AREA

HANDICAP PARKING

SANITARY MANHOLE

UTILITY POLE

LIGHT POLE SIGN WATER VALVE

NONE PROVIDED TO THIS SURVEYOR.

5EI "SCHEDULE B - SECTION 2" ITEMS

(NOTHING TO PLOT, BLANKET IN NATURE)

(NOTHING TO PLOT, BLANKET IN NATURE)

RECORDING INFORMATION: BOOK 11 R/W, PAGE 712.

JOHNSON COUNTY, WYOMING.

JOHNSON COUNTY, WYOMING.

RECORDED: 11 APRIL 1994

(UNABLE TO LOCATE)

GRANTED TO: PACIFICORP

(AFFECTS, AS SHOWN)

3 TABLE A" FLOOD INFORMATION

4 "TABLE A" LAND AREA

6BIV BEARING BASIS

AND OTHER INCIDENTAL PURPOSES

- OBLIGATIONS SECURED THEREBY.

MORTGAGOR: HIGH PLAINS PIZZA, INC MORTGAGEE: COMMERCE BANK, N.A.

(NOTHING TO PLOT, BLANKET IN NATURE)

2 "TABLE A" PROPERTY ADDRESS 6Bvii CONTIGUITY STATEMENT

3 FLOOD INFORMATION

(B) THE OVERHEAD UTILITY LINE AND UTILITY POLE ARE NOT WITHIN AN EASEMENT.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 560027 0001 D

(MAP NO. 5600270001D), WHICH BEARS AN EFFECTIVE DATE OF 04/03/1984, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED

TO DETERMINE THIS ZONE. ZONE "C" DENOTES AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS (FLOOD INSURANCE RATE MAPS) AS ABOVE THE

6Cvii Platted Setback or recorded building restriction lines

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS -ENCROACHMENTS, DITCHES, ROADWAYS, RIGHTS-OF-WAY, COMMON

AREAS AND BUILDING SET BACK REQUIREMENTS AS DELINEATED ON THE

RECORDED PLAT BOOK NUMBER 2 OF PLATS, PAGE 6, RECORDS OF

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, -ENCROACHMENTS, DITCHES, ROADWAYS, RIGHTS-OF-WAY, COMMON

AREAS AND BUILDING SET BACK REQUIREMENTS AS DELINEATED ON THE

RECORDED PLAT BOOK NUMBER 2 OF PLATS, PAGE 194, RECORDS OF

RIGHT OF WAY, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: PACIFICORP DBA PACIFIC POWER & LIGHT COMPANY FOR: ELECTRIC DISTRIBUTION LINE(S) AND INCIDENTAL PURPOSES

EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:

-FOR: CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC LINES

RECORDING INFORMATION: 24 AUGUST 2011 IN BOOK R/W 28, PAGE 340

MORTGAGE DATED 2 OCTOBER 2007, TO SECURE AN ORIGINAL

INDEBTEDNESS OF \$320,000.00, AND ANY OTHER AMOUNTS AND/OR

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

6Bxii TITLE COMMITMENT INFORMATION

7c "TABLE A" BUILDING HEIGHT

6Cvii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED 10a "TABLE A" DIVISION/PARTY WALLS

RECORDED: 23 OCTOBER 2007, IN BOOK 88A-180, PAGE 679

500-YEAR FLOOD LEVEL. ZONE "C" MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE

RECOVERED MONUMENT AS NOTED

--- DHU --- OVERHEAD UTILITY LINE

(R) RECORD DESCRIPTION

X PS PARKING SPACE

SQ.FT. SQUARE FEET

NORTH ARROW & SCALE	6 ZONING INFO	RMATIC	N	ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY
	ITEM	REQUIRED	OBSERVED	INSURED, INFORMATION WAS
Λ	PERMITTED USE	B-1		NOT OBTAINED BY ASM, INC.
1	MINIMUM LOT AREA (SQ.FT.)	N/R	18,817±	CONTACT: MASSEY CONSULTING GROUP
	MINIMUM FRONTAGE	N/S	100.00'	SITE #25830
	MINIMUM LOT WIDTH	N/R	100.00'	REPORT DATE: 12/03/2018
	MAX BUILDING COVERAGE	N/A	13%	PHONE/FAX
	MAX BUILDING HEIGHT	35'	19.0'	(405) 475-5056
	MINIMUM SETBACKS	(405) 475-0142		
	FRONT*(SEE RIGHT)	40'	13.5'	NOTES:
	SIDE**(SEE RIGHT)	20'	21.7'	B-1: COMMUNITY
	REAR***(SEE RIGHT)	15'	286.4	"LIGHT COMMERCIAL" N/R: NOT RESTRICTED
	PARKING REQUIREMENTS: N/	N/S: NONE SPECIFIED.		
				,

TABLE OF REFERENCES

8 "TABLE A" SUBSTANTIAL FEATURES OBSERVED

9 "TABLE A" PARKING SPACES

ADDITIONAL ZONING INFORMATION:

NONCONFORMING CHARACTERISTICS

• PARKING IS DEFICIENT 13 TOTAL SPACES

SETBACKS: *FRONT: 40 FEET OR THE SETBACK LINE ESTABLISHED BY AN EXISTING PRINCIPAL BUILDING ON AN ADJACENT LOT WITHIN THE SAME BLOCK, WHICHEVER IS LESS. 5.63 FEET FOR EAST PROPERTY (SUBWAY) BUILDING AND 5.8 FEET FOR WEST PROPERTY (HARDEES) BUILDING.

**SIDE: NOT REQUIRED, 20% OF LOT WIDTH OR 35 FEET, WHICHEVER IS LESS WHEN ABUTTING RESIDENTIAL. 30 FEET OR THE SETBACK LINE ESTABLISHED BY AN EXISTING PRINCIPAL BUILDING ON AND ADJACENT LOT WITHIN THE SAME BLOCK, WHICHEVER IS LESS. 100 X 20% = 20 FEET

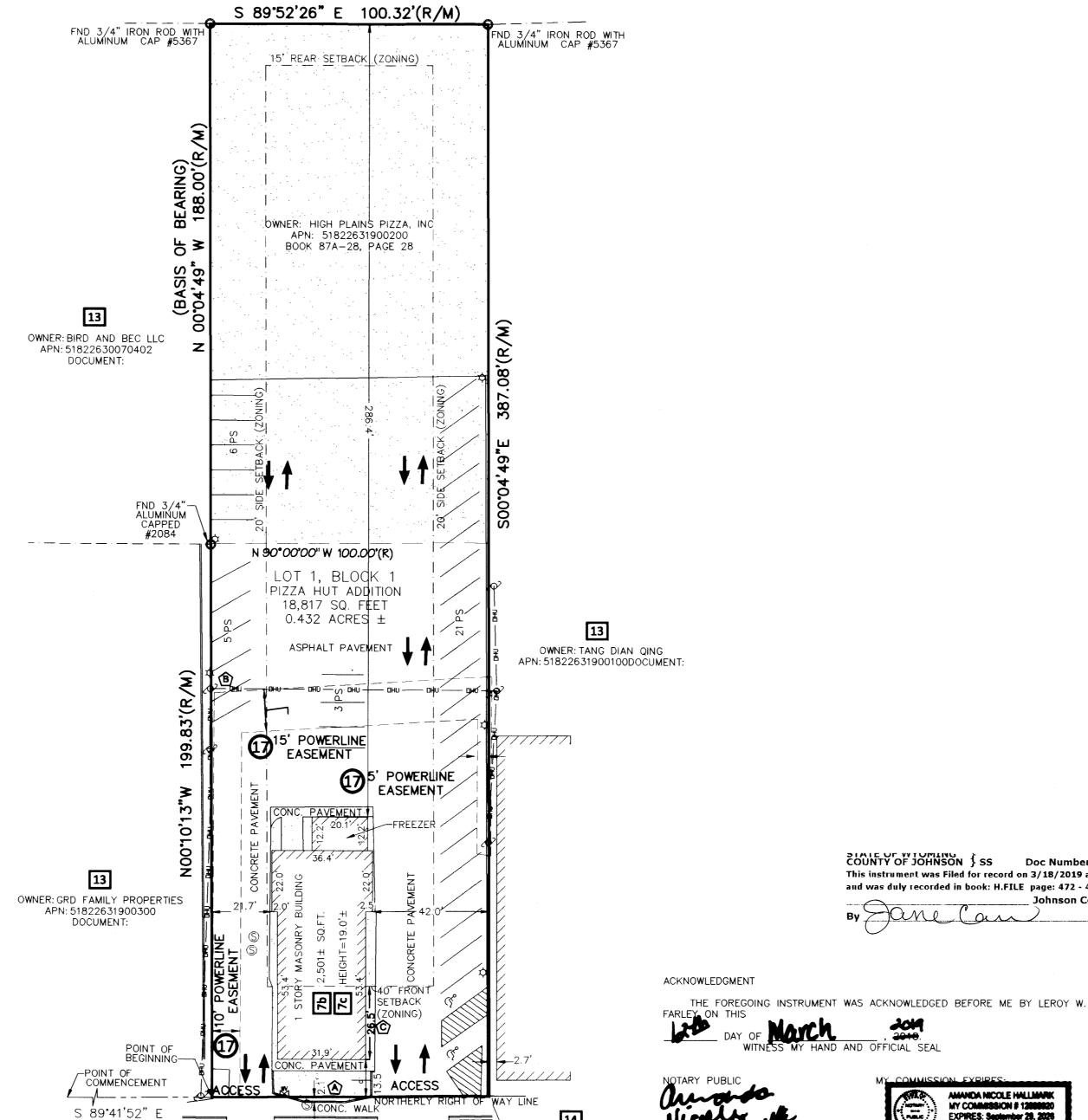
CONFORMANCE STATUS: LEGAL NONCONFORMING ACCORDING TO TOBY RHODES, PLANNING DIRECTOR, THE PARKING IS CONSIDERED LEGAL NONCONFORMING. ADDITIONAL PARKING

***REAR: 15 FEET, OR 20% OF LOT WIDTH OR 35 FEET, WHICHEVER IS LESS WHEN ABUTTING RESIDENTIAL.

WILL NOT BE REQUIRED UNTIL SUCH TIME AS AN INCREASE IN NET FLOOR AREA IS APPLIED FOR.

NONCONFORMING CLAUSE: ARTICLE 24: NON-CONFORMING USES SECTION 3. RESTRICTIONS: ANY NON-CONFORMING USE, EXCEPT RESIDENCES, THAT DOES NOT CONFORM WITH THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED, SHALL BE SUBJECT TO THE FOLLOWING: C. RESTORATION AS A RESULT OF DAMAGES. A BUILDING OR STRUCTURE DEVOTED TO OR DESIGNED FOR A USE NOT PERMITTED IN THE ZONING DISTRICT IN WHICH IT IS LOCATED, THAT IS DAMAGED OR DESTROYED BY ANY MEANS, AND WHERE THE COST OF THE REPAIRS EXCEED 50% OR MORE OF ITS REPLACEMENT VALUE, SHALL NOT BE RESTORED EXCEPT IF SUCH RESTORATION RESULTS IN A BUILDING OR STRUCTURE DEVOTED TO OR DESIGNED FOR A USE THAT CONFORMS TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

> OWNER: TINA B. BURTON APN: 51822630070400 DOCUMENT:



S 89'41'52" W 100.00'(R/M)

80' PUBLIC RIGHT-OF-WAY

ASPHALT PAVEMENT

EAST HART STREET _____ CL

COUNTY OF JOHNSON SS Doc Number: 179613 This instrument was Filed for record on 3/18/2019 at 2:00 PM and was duly recorded in book: H.FILE page: 472 - 472 fees: 50.00

800'± TO

NORTH BYPASS ROAD

AMANDA NICOLE HALLMARK MY COMMISSION # 1200002 EXPIRES: September 29, 2028

8 I SUBSTANTIAL FEATURES OBSERVED SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON, NOTE: THERE WERE NO OBSERVED SUBSTANTIAL

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF WYOMING TO THE BEST OF MY KNOWLEDGE,

AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	•	DRAWING SCALE	1"= 30'
12/17/18	CLIENT COMMENTS/ZONE	WRT				DRAWN BY	BB	QC BY	DWK(11/05/18)
							1807370-18960-BUFFALO WY.DWG		
						NAME			

6Bxiil TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 705105GI, HAVING AN EFFECTIVE DATE OF OCTOBER 02, 2018.

SHEET:

6Bi I TITLE DESCRIPTION

REAL PROPERTY IN THE COUNTY OF JOHNSON, STATE OF WYOMING, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SE', SW', OF SECTION 26, T51N, R82W OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND ALSO INCLUDING A PORTION OF THE MARTENS ADDITION TO THE CITY OF BUFFALO, WYOMING, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE TACO JOHN'S ADDITION TO THE CITY OF BUFFALO, WYOMING; THENCE N89°41'52"E ALONG THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NOO*10'13"W A DISTANCE OF 199.83 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY LINE OF THE MARTENS ADDITION; THENCE NOO*04'49"W A DISTANCE OF 188.00 FEET TO A POINT; THENCE S89°52'26"E A DISTANCE OF 100.32 FEET TO A POINT, SAID POINT BEING A CORNER POINT OF SAID MARTENS ADDITION; THENCE SOO 04'49"E ALONG THE WESTERLY LINE OF SAID MARTENS ADDITION AND AS EXTENDED A DISTANCE OF 387.08 FEET TO A POINT, SAID POINT LYING ON SAID NORTHERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY 16 EAST; THENCE S89*41'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 16 EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SOMETIMES KNOWN AS LOT 1, BLOCK 1, PIZZA HUT ADDITION TO THE CITY OF BUFFALO, WYOMING, ACCORDING TO THE ANNEXATION PLAT THEREOF FILED FOR RECORD 19 OCTOBER 2000 IN BOOK 2, PAGE 194 OF THE RECORDS OF JOHNSON COUNTY, WYOMING

0.892± ACRES

TOTAL = 37

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

6Diig SURVEYOR'S NOTES NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HERFON. . THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS. 4 LAND AREA 38,836 ± SQUARE FEET **6Biv BEARING BASIS** BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERT) WHICH BEARS NORTH 00'04'49" WEST, PER PLAT BOOK 2, PAGE 194. 5F I CEMETERY NOTE THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY. 9 PARKING SPACES REGULAR = 35 HANDICAP = 25Biii ACCESS TO PROPERTY THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST HART STREET, A DEDICATED PUBLIC STREET OR HIGHWAY. 16 EARTH MOVING NOTE THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. 6Bvii| CONTIGUITY STATEMENT THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS. 7 ISURVEYOR'S CERTIFICATE TO: ARG PH31SLB001, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AR GLOBAL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AMERICAN FINANCE TRUST, INC., A MARYLAND CORPORATION; AMERICAN FINANCE OPERATING PARTNERSHIP L.P., A DELAWARE LIMITED PARTNERSHIP; FIRST NATIONWIDE TITLE; AND OLD REPUBLIC TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS

FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/12/2018.

5Biii ACCESS TO PROPERTY **6Diic** NORTH ARROW & SCALE 11 TABLE A" UTILITY INFORMATION 5CIII SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS 6DIIC LEGEND & ABBREVIATIONS 13 "TABLE A" ADJOINING OWNERS **5EI** "SCHEDULE B - SECTION 2" ITEMS 6Dile VICINITY MAP 14 "TABLE A" INTERSECTING STREET **5F** CEMETERY NOTE Diig Surveyor's Notes 16 "TABLE A" EARTH MOVING NOT 6 TABLE "A" ZONING INFORMATION 6Dvi TYPE OF SURVEY 17 TABLE A" RIGHT OF WAY CHANGES 6Bi TITLE DESCRIPTION 7 SURVEYOR'S CERTIFICATE 18 "TABLE A" WETLAND AREAS 7b "TABLE A" BUILDING AREA 19 "TABLE A" OFFSITE EASEMENTS OR SERVITUDES

150.00'(R)

PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ASMCORPORATE.COM A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

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THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT

DATE OF PLAT OR MAP: 11/05/2018.

PROFESSIONAL LAND SURVEYOR NO: 10387

SURVEY PREPARED FOR AND ON BEHALF OF: AMERICAN SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION # S-1427

LEROY W. FARLEY

STATE OF: WYOMING

ORLANDO, FL 32803

PROJECT NO: 1807370-18960

3191 MAGUIRE BLVD., SUITE 200