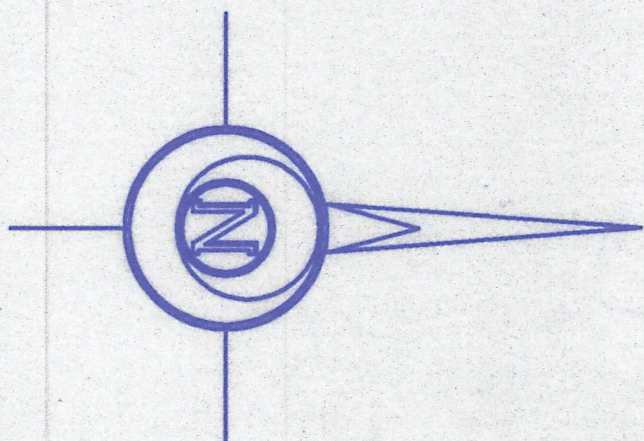


AVENUE



- | | 5, 10, 20" Ins. Rubber Set w/ G.S. Cap |
|----|--|
| 1 | Survey Monument Found |
| 2 | Gas Meter |
| 3 | Light Pole |
| 4 | Power Pole |
| 5 | Bay Anchor |
| 6 | Fire Hydrant |
| 7 | Water Meter |
| 8 | Water Valve |
| 9 | Underground Gas Line |
| 10 | Underground Sewer Mainline |
| 11 | Underground Sewer Manhole |
| 12 | Telephone Pedestal |
| 13 | Mail Box |
| 14 | Calculated |
| 15 | Observed |
| 16 | Plotted |
| 17 | Forecast |
| 18 | Underground Gas Line |
| 19 | Underground Sewer Line |
| 20 | Underground TV Cable |
| 21 | Underground Water Line |

ZONING DATA:
THE SUBJECT PROPERTY IS ZONED B-5,
SHOPPING CENTER BUSINESS DISTRICT (PUD)

ZONING RESTRICTIONS SHOULD BE OBTAINED FROM CITY OF KANSAS CITY, MISSOURI, BEFORE ANY IMPROVEMENTS ARE MADE.
(PHONE : 316-245-2545)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF TRACT II, PLAZA EAST ADDITION, WITH AN ASSUMED BEARING OF N 90°00'00" E

NOTES:

1.) Utility locations shown herein are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket No. 54816 on March 10, 1998. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

2.) According to Flood Insurance Rate Map No. 2002170020-D Dated March 16, 1985 published by the Federal Emergency Management Agency, subject property lies within Zone C defined as an area of minimal flooding.

DESCRIPTION OF RECORD

TRACT II:

Part of the West 1/2 of Section 26, Township 19 South, Range 3 West of the 6th Principal Meridian more particularly described as follows:

From the SW corner of the NW 1/4 of said Section 26, as shown on the plat of Champlin Addition to the City of McPherson, Kansas, run S 89°22'43"E (no record bearing) 971.65 feet to the SW corner of Block 4 of said Champlin Addition; thence N 00°00'00"E 311.73 feet (record 309.8 feet) along the East R/W of Champlin Street; thence N 87°13'55"E 266.76 feet along the South R/W of South Front Street; thence S 85°20'55"E 164.09 feet to the point of beginning; thence continuing S 85°20'55"E 322.90 feet along the South R/W of said South Front Street; thence S 84°55'25"E 311.52 feet along the South R/W of said South Front Street; thence S 24°35'52"E 171.88 feet; thence N 89°22'43"E 391.86 feet; thence S 00°00'00"E 80.00 feet; thence S 48°17'17"W 616.14 feet; thence N 90°00'00"W 75.00 feet; thence N 00°00'00"E 385.13 feet; thence S 90°00'00"E 40.00 feet; thence N 00°00'00"E 416.18 feet to the point of beginning containing 9.408 acres more or less, plus the vacated south Front Street R/W to the North.

SURVEYOR'S CERTIFICATE

TO TED GREENE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Item 11 of Table A thereof, and (ii) pursuant to the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Professional Land Surveyor.

Date:

Daniel E. Garber, RLS #683



Prt. W $\frac{1}{2}$ Sec. 26 - 19 - 3

Date Of Field Work: March 5, 1998

TED GREENE CO.

GARBER SURVEYING SERVICE, P.A.

CHS
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501

Ph. 316-665-7032 Fax 316-663-7740

TRACT II-PLAZA EAST ADDITION

McPHERSON, KANSAS

<i>Draawn By:</i> TJK	<i>Checked By:</i> DEG
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Date: 04/02/1998	Sheet 1 of 1 Sheets
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