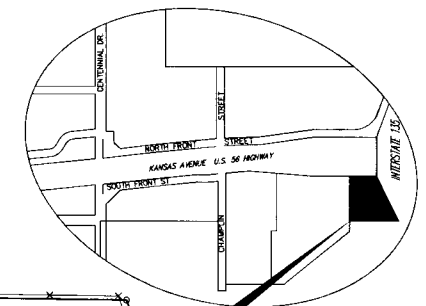


APRIL 2010 AMENDMENT TO FINAL P.U.D. PLAN OF PLAZA EAST ADDITION MCPHERSON, MCPHERSON COUNTY, KANSAS

Page 1 of 2

U.S. Highway 56
EAST KANSAS AVENUE



PROJECT LOCATION
VICINITY MAP

General Provisions:
This P.U.D. and the hereon described property is subject to the following:

1.) Easements with Covenants and Restrictions affecting land "ECR" dated November 8, 1985 between Wal-Mart Properties, Inc. and McPherson Development Company, a Missouri General Partnership, filed for record November 14, 1985 in Volume Misc. 260 at Page 440.

2.) Development Agreement between Wal-Mart Properties, Inc. and McPherson Development Company, a Missouri General Partnership, dated November 8, 1985.

3.) Amendment to Development Agreement between Wal-Mart Properties, Inc. and McPherson Development Company dated July 31, 1986.

4.) Second Amendment to Development Agreement filed December 12, 1986 filed for record Volume Misc. 264, Page 357.

5.) Signs along U.S. Highway 56 are permitted on additional 5 feet height for a total of 35 feet. Signs along I-135 are permitted an additional 20 feet height for a total of 50 feet. Signs shall not exceed a gross surface area of 300 square feet per sign or total sign area per business shall not exceed three square feet of signage per linear foot store frontage. This plan indicates general location and number of ground or pole-type signs per tract only and not exact sign locations. Signs shall otherwise comply with sign regulations for the B-5 Shopping Center Business District as found in the City Zoning Regulations.

6.) A separate site plan is required for approval of each building to be built within the defined "maximum building area" at the time of construction.

7.) Amendment to Tract II, Final P.U.D. Plan filed for record in Plat Book B page 60 on June 28, 1999.

8.) As per agreement with the K.D.O.T., there will be no entrances allowed from Champlin Street any closer than 100 feet from the south right-of-way of U.S. Highway 56.

9.) All existing or future outdoor lighting shall be directed or shielded in such a way so as to prevent the creation of a nuisance to adjacent residential properties or the creation of a hazard on any public way.

10.) Planned Unit Development Statement filed for record on September 15, 1999 in book Misc. 310, page 824.

11.) The uses allowed in this P.U.D. shall be those listed in the City Zoning Regulations under the B-5 Shopping Center Business District including all additions or deletions for this P.U.D. overlay district as approved by the McPherson City Commission under Ordinance Number 2629 dated July 26, 1999.

12.) Temporary and seasonal, sales, display and/or storage areas are allowed outside without screening as long as the required parking area ratio is maintained. Permanent outside storage and display areas are shown and may be fenced as appropriate. Notwithstanding anything to the contrary, the required parking area ratio shall not be greater than the ratio required by the currently existing City Zoning Regulations. Portable storage containers are allowed in Tracts I and II behind the buildings. Fire access lanes shall be maintained in accordance with applicable state statute and city ordinance.

13.) 6' cedar screening fence to be built along the south property line of Tracts I, II and III by developers and McPherson Stores, Inc. when and only when the property, adjoining and south of these tracts develops as residential.

SW Cor. NW 1/4, Sec. 26, T18S, R3W, Fd. City Monument

S 89°22'43" E 971.65

POINT OF BEGINNING

CHAMPLIN STREET

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

34' DRIVEWAY

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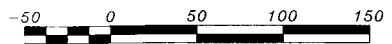
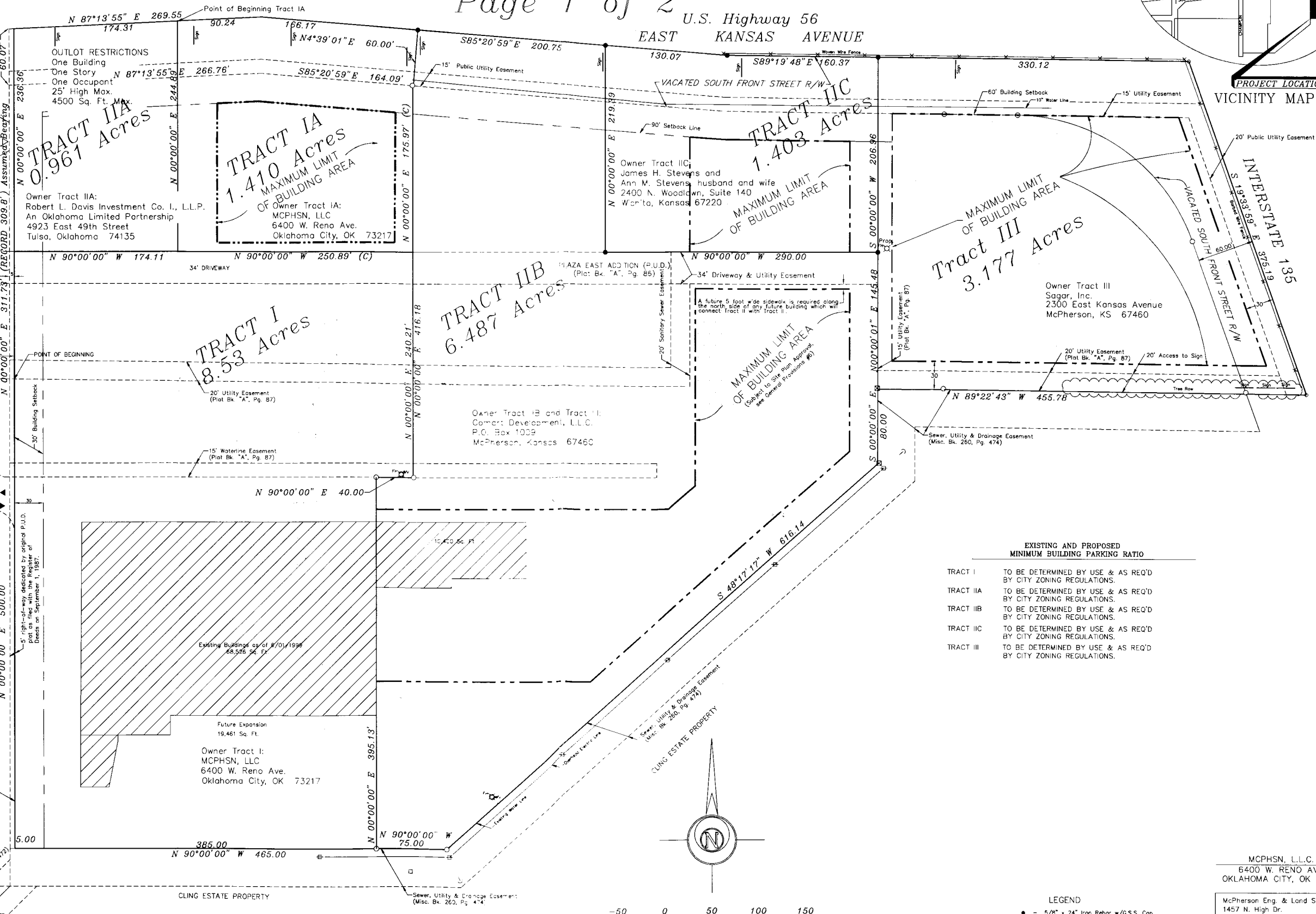
34' DRIVEWAY

34' DRIVEWAY

BENCHMARK:
Chiseled "I" (Square) on top of Headwall at Southwest corner of East branch, Dry Turkey Creek culverts under East Kansas Avenue (1/2 mile West of site) RM3 National Flood Map, Panel 20 of 20. Elevation = 1487.91 USGS

TEMPORARY BENCHMARK:
"a" on East side of Concrete Pole Base. Elevation = 1502.94 USGS

FLOOD CERTIFICATION:
No portion of this site is in the "Zone A" designated flood area (100-Year Frequency Flood Zone) as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 200217 00200, for the City of McPherson, McPherson County, Kansas, dated March 16, 1983. This site is in Zone C.



EXISTING AND PROPOSED MINIMUM BUILDING PARKING RATIO	
TRACT I	TO BE DETERMINED BY USE & AS REQ'D BY CITY ZONING REGULATIONS.
TRACT II	TO BE DETERMINED BY USE & AS REQ'D BY CITY ZONING REGULATIONS.
TRACT III	TO BE DETERMINED BY USE & AS REQ'D BY CITY ZONING REGULATIONS.
TRACT IV	TO BE DETERMINED BY USE & AS REQ'D BY CITY ZONING REGULATIONS.

- LEGEND
- 5/8" x 24" Iron Rebar w/G.S.S. Cap
 - Survey Monument Found 4/12/1999 by Garber
 - Fence
 - 1/2" Rebar in Concrete

MCPHSN, L.L.C.
6400 W. RENO AVE.
OKLAHOMA CITY, OK 73127

McPherson Eng. & Land Surveying
1457 N. High Dr.
McPherson, Kansas 67460
620-241-5086
Drawing Date: 04/06/2010