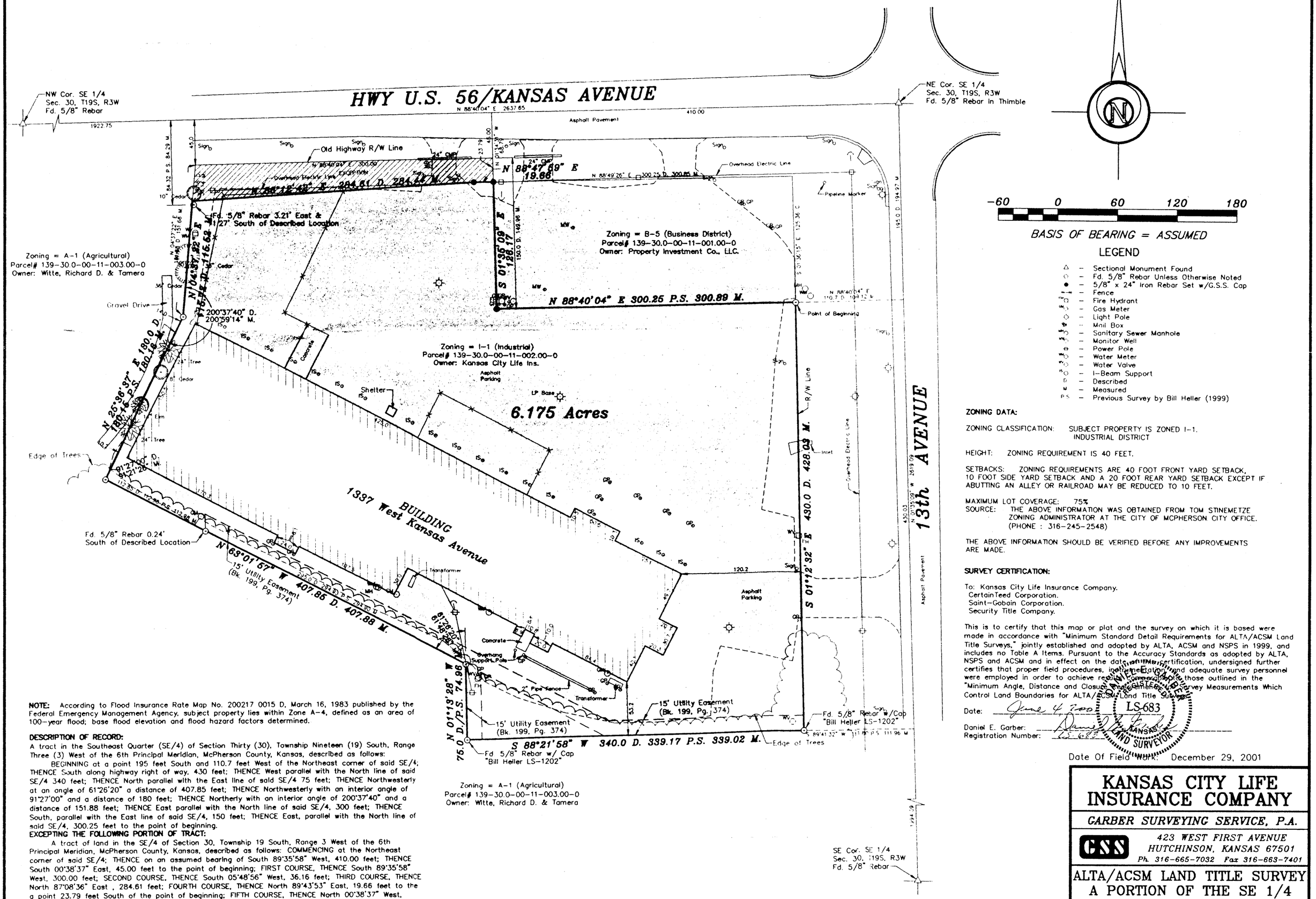

LEGEND

- △ – Sectional Monument Found
- ○ – Fd. 5/8" Rebar Unless Otherwise Noted
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- – Fence
- – Fire Hydrant
- – Gas Meter
- – Light Pole
- – Mail Box
- – Sanitary Sewer Manhole
- – Monitor Well
- – Power Pole
- – Water Meter
- – Water Valve
- – I-Beam Support
- D – Described
- M – Measured
- P.S. – Previous Survey by Bill Heller (1999)

ZONING DATA:

ZONING CLASSIFICATION: SUBJECT PROPERTY IS ZONED I-1. INDUSTRIAL DISTRICT

HEIGHT: ZONING REQUIREMENT IS 40 FEET.

SETBACKS: ZONING REQUIREMENTS ARE 40 FOOT FRONT YARD SETBACK, 10 FOOT SIDE YARD SETBACK AND A 20 FOOT REAR YARD SETBACK EXCEPT IF ABUTTING AN ALLEY OR RAILROAD MAY BE REDUCED TO 10 FEET.

MAXIMUM LOT COVERAGE: 75%
SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM TOM STINEMETZE ZONING ADMINISTRATOR AT THE CITY OF MCPHERSON CITY OFFICE. (PHONE : 316-245-2548)

THE ABOVE INFORMATION SHOULD BE VERIFIED BEFORE ANY IMPROVEMENTS ARE MADE.

SURVEY CERTIFICATION:

To: Kansas City Life Insurance Company.
CertainTeed Corporation.
Saint-Gobain Corporation.
Security Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes no Table A Items. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: June 4, 2002

Daniel E. Garber: Daniel E. Garber
Registration Number: LS-683

DANIEL E. GARBER LS-683 REGISTERED KANSAS LAND SURVEYOR

Date Of Field Work: December 29, 2001

NOTE: According to Flood Insurance Rate Map No. 200217 0015 D, March 16, 1983 published by the Federal Emergency Management Agency, subject property lies within Zone A-4, defined as an area of 100-year flood; base flood elevation and flood hazard factors determined.

DESCRIPTION OF RECORD:

A tract in the Southeast Quarter (SE/4) of Section Thirty (30), Township Nineteen (19) South, Range Three (3) West of the 6th Principal Meridian, McPherson County, Kansas, described as follows:

BEGINNING at a point 195 feet South and 110.7 feet West of the Northeast corner of said SE/4; THENCE South along highway right of way, 430 feet; THENCE West parallel with the North line of said SE/4 340 feet; THENCE North parallel with the East line of said SE/4 75 feet; THENCE Northwesterly at an angle of 61°26'20" a distance of 407.85 feet; THENCE Northwesterly with an interior angle of 91°27'00" and a distance of 180 feet; THENCE Northerly with an interior angle of 200°37'40" and a distance of 151.88 feet; THENCE East parallel with the North line of said SE/4, 300 feet; THENCE South, parallel with the East line of said SE/4, 150 feet; THENCE East, parallel with the North line of said SE/4, 300.25 feet to the point of beginning.

EXCEPTING THE FOLLOWING PORTION OF TRACT:

A tract of land in the SE/4 of Section 30, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows: COMMENCING at the Northeast corner of said SE/4; THENCE on an assumed bearing of South 89°35'58" West, 410.00 feet; THENCE South 00°38'37" East, 45.00 feet to the point of beginning; FIRST COURSE, THENCE South 89°35'58" West, 300.00 feet; SECOND COURSE, THENCE South 05°48'56" West, 36.16 feet; THIRD COURSE, THENCE North 87°08'36" East , 284.61 feet; FOURTH COURSE, THENCE North 89°43'53" East, 19.66 feet to the a point 23.79 feet South of the point of beginning; FIFTH COURSE, THENCE North 00°38'37" West, 23.79 feet to the point of beginning. The above contains 0.20 Acres, more or less.

DATE	REVISION	BY	APPR'D
06/04/2001	ADDED ANGLES TO CLARIFY LEGAL	TJK	DEC
05/02/2001	REVISED BOUNDARY DIMENSIONS	AL	DEC

KANSAS CITY LIFE INSURANCE COMPANY

CARBER SURVEYING SERVICE, P.A.

CSS 423 WEST FIRST AVENUE HUTCHINSON, KANSAS 67501 Ph. 316-665-7032 Fax 316-663-7401

ALTA/ACSM LAND TITLE SURVEY A PORTION OF THE SE 1/4 SEC. 30, T19S, R3W

Drawn By: AL	Checked By: DEC
Scale: 1"=60'	Job No.: G2000-841
Date: 02/08/2001	Sheet 1 of 1 Sheets