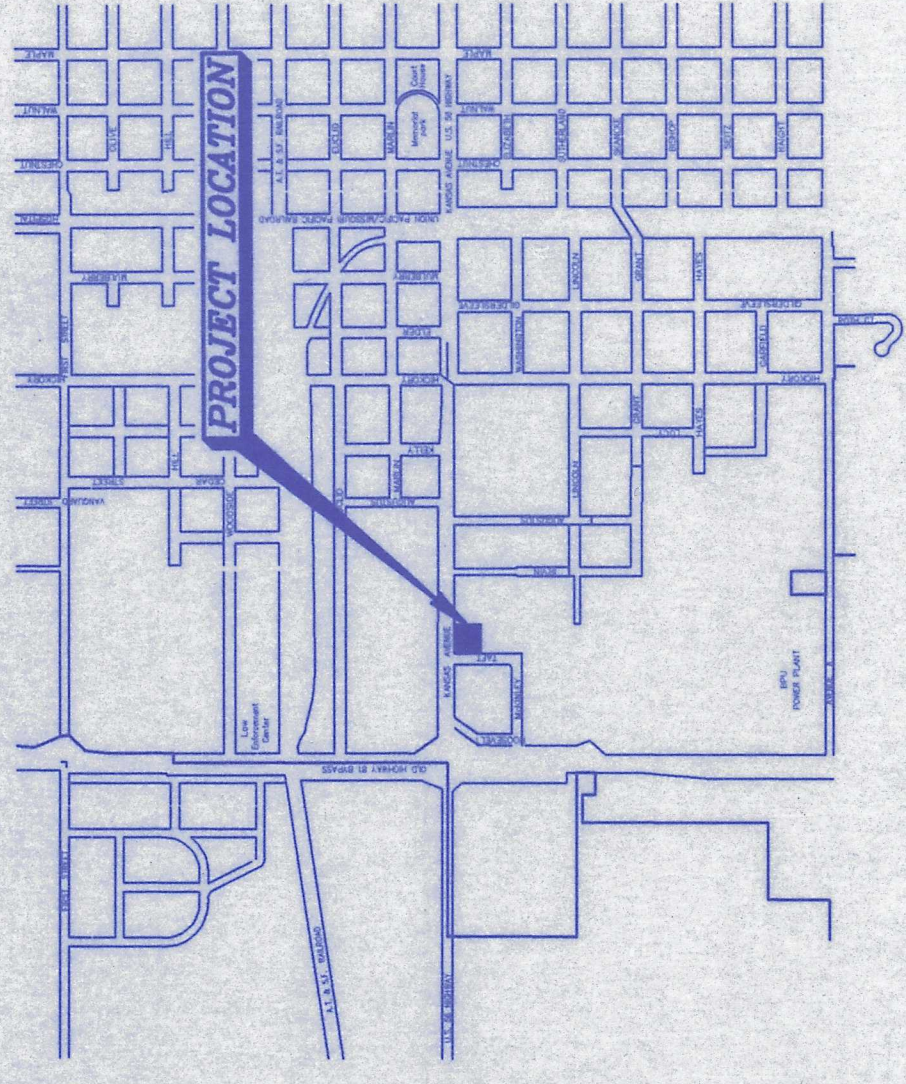




VICINITY MAP
(NOT TO SCALE)

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED B-4,
SERVICE BUSINESS DISTRICT

HEIGHT: ZONING REQUIREMENT IS 35 FEET.

SETBACKS: ZONING REQUIREMENTS ARE 20 FOOT FRONT YARD SETBACK AND 15 FOOT
REAR YARD SETBACK.

MAXIMUM LOT COVERAGE: ZONING REQUIREMENT IS 50%.

SOURCE: THE ABOVE INFORMATION WAS OBTAINED BY TELEPHONE FROM THOMAS R.
STINMETZ, CITY PLANNING ADMINISTRATOR OF THE CITY OF MCPHERSON, KANSAS
(PHONE: 316-245-2548).

NOTES:

- 1.) Utility locations shown hereon are based on information received from Kansas
One-Call (1-800-DIG-SAFE) identified by Ticket No. 322730 on November 13, 1997.
Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.
- 2.) According to Flood Insurance Rate Map No. 2002170015-D (dated March 16, 1983)
published by the Federal Emergency Management Agency, a portion of the subject property
lies within Zone B defined as "areas between limits of the 100-Year flood and 500-Year
flood; or certain areas subject to 100-Year flooding with average depths less than one
(1) foot or where the contributing drainage area is less than one square mile; or areas
protected by levees from the base flood." The remainder of subject property is situated
in Zone C defined as an "area of minimal flooding."
- 3.) All Highway Improvements within Kansas Avenue right-of-way show according to
K.D.O.T. plans (Project No. 58-59K-5489-01)

DESCRIPTION OF RECORD:
Lots Twelve (12) and Thirteen (13), Delmore Addition to McPherson, McPherson
County, Kansas, according to the recorded plat thereof,
A/K/A 1035 West Kansas Avenue, McPherson, Kansas 67460

SURVEYOR'S CERTIFICATE:

TO LAWYERS TITLE INSURANCE CORPORATION, COASTAL MART INCORPORATED,
ROBERT EUGENE DINGES AND KARLA JEAN DINGES:
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 items 1, 2, 3, 4, 6, 7 (unless) 8, 9, 10 and 11 (unless) of the Surveyor's
(ii) printed and signed by the Surveyor, and (iii) the Surveyor is not aware of any
effect on the date of this certification) of any "wrong" Survey.

Date: November 26, 1997

Signed: Daniel E. Garber, RLS #683

Daniel E. Garber, RLS #683

Date Of Field Work: November 13, 1997

LAWYERS TITLE
INSURANCE CORPORATION

GARBER SURVEYING SERVICE, P.A.
CSS
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501
Ph. 316-666-7032 Fax 316-666-7401

ALTA/ACSM LAND TITLE SURVEY
1035 WEST KANSAS AVENUE
MCPHERSON, KANSAS

Drawn By: MCH

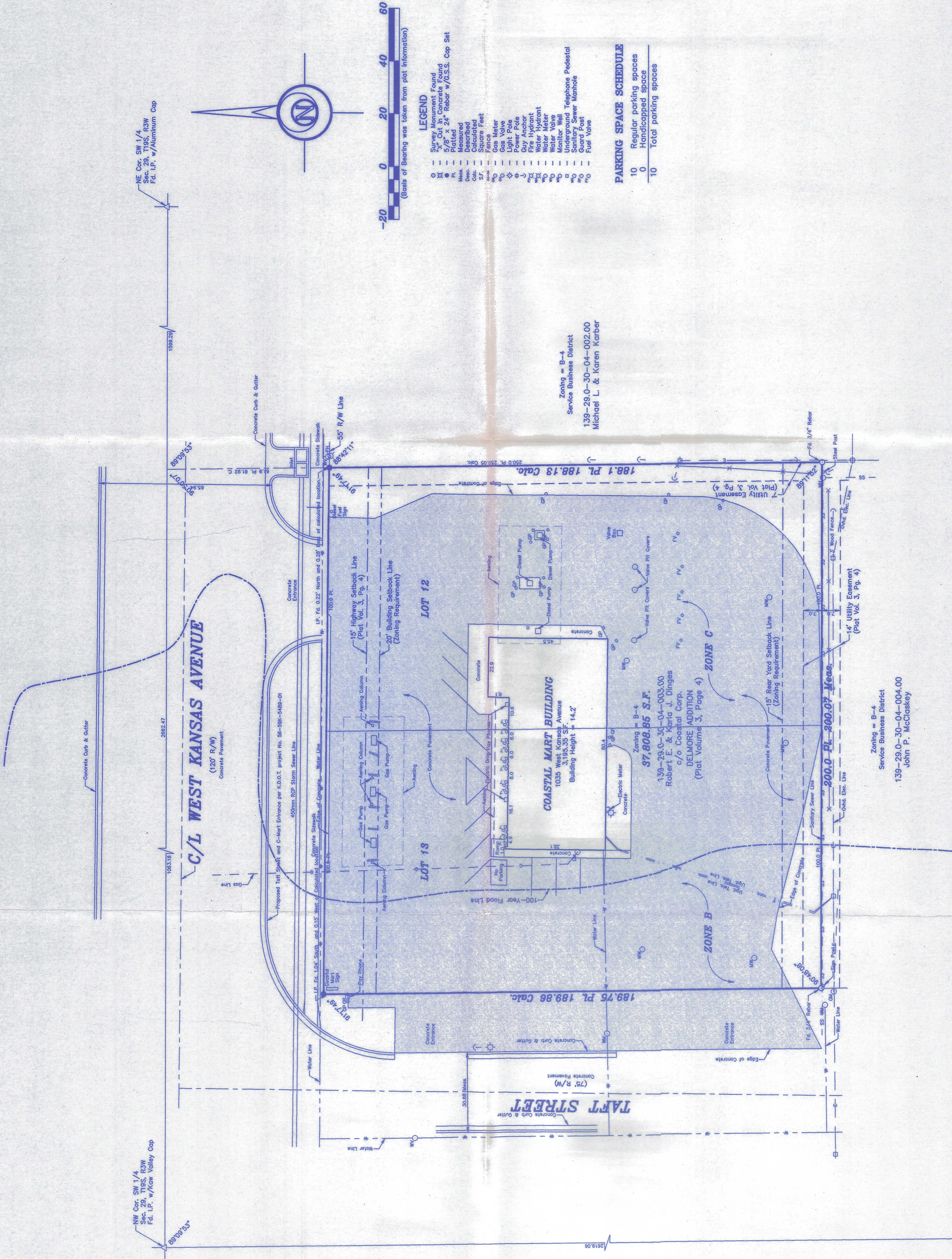
Scale: 1"=20'

Date: 11/26/1997

Checked By: JEC

Job No.: 097-957

Sheet 1 of 1 Sheets



LEGEND

- Survey Monument Found
- 5/8" x 3/4" x 1/4" Concrete Found
- Plotted
- Measured
- Calculated
- Square Feet
- Gas Water
- Gas Valve
- Light Pole
- Gas Anchor
- Fire Hydrant
- Water Meter
- Monitor Well
- Sanitary Sewer Manhole
- Guard Post
- Fuel Valve

PARKING SPACE SCHEDULE

10	Regular parking spaces
0	Handicapped space
10	Total parking spaces

Zoning = B-4
Service Business District
139-29.0-30-04-002.00
Michael L. & Karen Karber

Zoning = B-4
Service Business District
139-29.0-30-04-004.00
Joim P. McCloskey

SW Cor. SW 1/4
Sec. 29, T16S, R3W
Fd. L.P. w/Kow Valley Cap

NW Cor. SW 1/4
Sec. 29, T16S, R3W
Fd. L.P. w/Kow Valley Cap