

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

A FIRE HYDRANT ----- WOOD FENCE DE CARLE TV DEDESTAL G GAS METER W WATER METER HANDICAPPED PARKING STALL oco Sanitary SANITARY SEWER CLEANOUT THE BUSINESS SIGN (D) DESCRIBED

(M) MEASURED

NOTES:

1. PER THE CITY OF MCPHERSON, KANSAS ZONING REGULATIONS, THIS PROPERTY
2. "8-6" ZONING REQUIREMENTS:
SETBACKS:
FERMI 35 FEET (84 FEET PER BUILDING PERMIT FROM CITY OF MCPHERSON) THE CITY OF MOPHERSON, KANSAS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-5" - INTERCHANGE BUSINESS DISTRICT

STRACKS:

STRACKS:

STRACKS:

SEDIC 30 FEET (15 FEET (EAST SDE) & 45 FEET (WEST SDE) PER BUILDING PERMIT FROM CITY OF MCPHERSON)

SIDE 20 FEET (17 FEET (EAST SDE) & 45 FEET (WEST SDE) PER BUILDING PERMIT FROM CITY OF MCPHERSON)

BAZIN: 20 FEET (17 FEET PER BUILDING PERMIT FROM CITY OF MCPHERSON)

MAXIMUM BUILDING REGIST: 35 FEET

MAXIMUM BUILDI

TITLE COMMITMENT LEGAL DESCRIPTION:

PARKEL NO. 1:
TRACT A: A TRACT OF LAND LOCATED IN LOTS SEVEN (7), EIGHT (8) AND NINE (9), ALL IN BLOCK ONE (1), EASIGATE ADDITION TO THE CITY OF MCPHERSON, KANSAS, TOGETHER WITH A PORTION OF VACATED NORTH FRONT STREET RIGHT OF WAY IN SAID EASTGATE ADDITION, MORE PARTICULARLY DESCRIBED AS POLLOWS, TO MY

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9, ON A BEARING OF SBAT3000"W A DISTANCE OF 226.55 FEET. THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 8 AND LOT 9 ON A BEARING OF NODDO000"W A DISTANCE OF 299.634 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID LOT 8 AND LOT 9 ON A BEARING OF NODDO000"W A DISTANCE OF 299.634 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND LOT 9 ON A BEARING OF NODDO000"E A DISTANCE OF 225.40 FEET TO THE EAST LINE OF SAID LOT 8.

TRACT B: TOGETHER WITH A TRACT OF LAND LOCATED IN SAID LOT SEVEN (7) AND LOT NINE (9), SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED TRACT; THENCE NOVOVOON ALONG THE WEST LINE OF ABOVE DESCRIBED TRACT A DISTANCE OF 50:00 FEET TO THE POINT OF BEONNING, THENCE SOUTOOON A DISTANCE OF 10:00 FEET, THENCE NOVOVOON ARALLEL WITH THE WEST LINE OF ABOVE DESCRIBED TRACT A DISTANCE OF 249:63 FEET, THENCE NOVOVOON ALONG THE WEST LINE OF ABOVE DESCRIBED TRACT A DISTANCE OF 249:63 FEET, THENCE NOVOVOON ALONG THE WEST LINE OF THE ABOVE DESCRIBED TRACT A DISTANCE OF 249:63 FEET TO THE POINT OF BEDINING, MCPHERSON COUNTY, KANSAS.

THE ABOVE LEGAL DESCRIPTIONS BEING THE SAME AS THE FOLLOWING PERIMETER LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN LOTS SEVEN (7), EIGHT (8) AND NINE (9), ALL IN BLOCK ONE (1), EASTGATE ADDITION TO THE CITY OF MCPHERSON, KANSAS, TOGETHEP W"H A PORTION OF VACATED NORTH FRONT STREET RIGHT OF WAY IN SAID EASTGATE ADDITION, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9, ON A BEARING OF SBATS'500"W A DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID (MORTH) LOT 9, ON A BEARING OF SBATS'500"W A DISTANCE OF 50.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 50.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"W A DISTANCE OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THEN ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THENCE ON A BEARING OF MODOTO'00"E ALONG THE WEST MIGHT OF WAY LINE OF CEVEN THE MEDIT OF 10.00 FEET, THE MEDIT OF 10.00 F

PARCEL NO. 2:
A NORXCUSINE, PERPETUAL AND RECIPROCAL EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS ON ADJACENT PARCELS AND TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY PURNISHING ACCESS TO SUCH PARCELS AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS ("REA") DATED AUGUST 13, 2008, AND RECORDED AUGUST 15, 19 BOOK 645 ON PAGE 3199.

PARCEL NO 3.

PERFETUAL RIGHT-OF-WAY AND EASEMENT TO BUILD, MAINTAIN, ALITER, OPERATE AND REPAIR SANITARY SEWER LINES OVER, ALONG AND UNDER THE LAND DESCRIBED IN THAT CERTAIN PRIVATE SANITARY SEWER EASEMENT DATED ALGUST 13, 2008 AND RECORDED AUGUST 15, 2008, IN BOOK 645 ON PAGE 3219.

SURVEY REFERENCE: TITLE COMMITMENT NUMBER: NCS-519991KS1-PHX1 EFFECTIVE DATE: DECEMBER 23, 2011 AT 8:00 A.M. FIRST AMERICAN TITLE INSURANCE COMPANY

- 8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, PLAT BOOK 4 ON PAGE 18. (PLOTTED AND SHOWN)
 9. UTILITY EASEMENT IN FAVOR OF THE LOTY OF MCPHERSON, BOARD OF PUBLIC UTILITIES RECORDED MARCH 8, 1972 IN BOOK MISC. 198 ON PAGE 437 OF THE MCPHERSON COUNTY RECORDS AND SHOWN AND SHOW

11. RECHROCAL EASEMENT AGREEMENT WITH COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AUGUST 15, 2008 IN BOOK 645 ON PAGE 3199 OF THE MCPHERSON COUNTY RECORDS. (PURTIES AND SHOWN)
12. PRIVATE SANITARY SEWER EASEMENT RECORDED AUGUST 15, 2008 IN BOOK 645 ON PAGE 3219 OF THE MCPHERSON COUNTY RECORDS. (SUBJECT EASEMENT BENEFITS THE PREMISES AND IS POLITICED AND SHOWN)
13. CERTRICATE OF LOT SPLIT APPROVAL RECORDED AUGUST 12, 2008 IN BOOK 645 ON PAGE 4710 OF THE MCPHERSON COUNTY RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

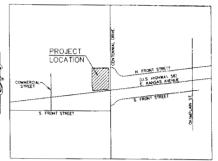
SUBSYSTOR'S CERTIFICATE:
10. CORE WE MEDIFICATE:
10. C

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DE"AU REQUIREMENTS FOR ALTA/ASSM LAND THILE SURVEYS, JOHN THE STARDSHED AND ADDRIED BY ALTA AND HISPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(8), 7(A), 7(8)(1), 7(C), 8, 9, 10(A), 11(A), "3, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FELLO WORK MAS CONNECTED ON AUDIST 27, 2009.

DATE OF PLAT OR MAP: JANUARY 23, 2012 DATE OF SURVEY: AUGUST 27, 2009 FIELD CHECK & UPDATE SURVEY: JANUARY 23, 2012

HAROLD D. RODGERS, JR. KANSAS LS-1261

THE PROPERTY DESCRIBED AND SHOWN HEREON IS "HE SAME PROPERTY DESCRIBED IN FIRST AMERICAN BILE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-519991KS1-PHX1 DATED PROFESSER 2 3 2011



VICINITY MAP

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO QUARANTEE HAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SURVEYOR FURTHER DOES NOT MARKAIT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED A UNDOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SHOWN HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





DESIGN SURVEYS, LLC

707 N. MAIN STREET EUDORA, KANSAS 66025 FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR



17220 Newhope Street, Subss 108-110, Fountain Valley, CA 92708 Tel: (714)-979-7181 Fax: (714)-641-2840

		_	
MARK DATE	REVISION	BY	AP V D
		=	

COLE REAL ESTATE INVESTMENTS

2095 E. KANSAS AVENUE MCPHERSON, KANSAS (WALGREEN'S)

SCALE: 1"=30"	CHKD./AP'V'D:
DATE: 01/23/12 ·	APPROVED:
DWN. BY: JMT	
: ICHKU.BY:	

DESIGN SURVEYS: 12--2266 J.N. 35170