

UTILITY OWNERS

Call 1-800-DIG-SAFE PRIOR TO DIGGING
Sanitary Sewer: City of McPherson (620)-245-2545
Water & Electric: McPherson Board of Public Utilities (620)-245-2525
Kansas Gas Service: (316)-263-1200
SW Bell: (316)-218-1000

PLAT OF SURVEY

SCALE 1"=30'

LEGEND

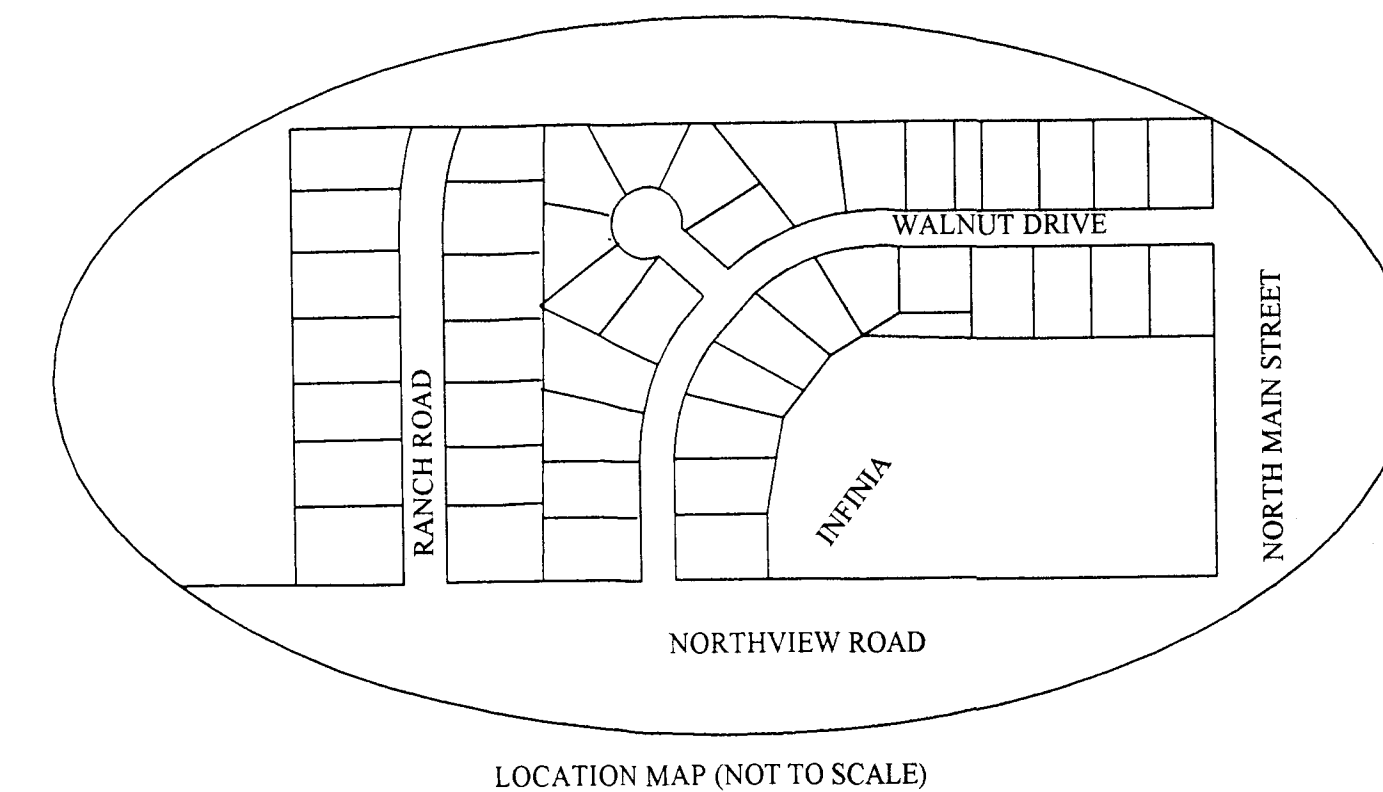
- 1/2" x 24" Iron Rebar Set Cap
- Survey Monument Found
- Fence
- Electrical Box
- Power Pole
- Underground Telephone Pedestal
- Sanitary Sewer Manhole
- Calculated
- Described
- Measured
- Platted

ZONING R-3 SPECIAL USE HOSPITAL

FRONT YARD SETBACK (ALL STREET SIDES) = 25'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 20'
HEIGHT RESTRICTION = 45'
MAXIMUM LOT COVERAGE = 40%

NOTES: SCHEDULE B - SECTION II AND SPECIAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED EAST LINE OF BOUNDARY SURVEYED AS NORTH
2. PROPERTY IS SUBJECT TO DECLARATION OF RESERVATIONS, RESTRICTIONS AND CHARGES, RECORDED IN BOOL MISC. 190, PAGE 89-97. (EX. NO. 8)
3. ORDER VACATING DRIVE RECORDED IN BOOK MISC. 193, PAGE 499 VACATES ALL OF MAPLE DRIVE IN THE HARRY SPENCE ADDITION TO MCPHERSON, KANSAS AND IS SHOWN HEREON. (EX. NO. 9)
4. BUILDING SETBACK LINE OF 25 FEET AS SHOWN ON THE PLAT OF HARRY SPENCE ADDITION RECORDED IN PLAT BOOK 4, PAGE 16, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (EX. NO. 10)
5. SAME AS NOTE NO. 4 (MODIFIED)
6. SAME AS NOTE NO. 4 (MODIFIED)
7. SAME AS NOTE NO. 4 (MODIFIED)
8. 7.5' EASEMENT RECORDED IN BOOK 177, PAGE 17 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (NOT IN TITLE COMMITMENT)



SURVEYOR'S CERTIFICATE July 26, 2002

This survey is made for the benefit of:

*Title Company, lender, buyer and their respective successors and assigns *INFINIA AT MCPHERSON, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, Melanie L. Thrower, a Professional Land Surveyor in the State of Kansas, do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

Common Address : 1601 N. Main Street, McPherson, KS 67460

Legal Description: Being in the Town of McPherson, County of McPherson, Kansas, and more particularly described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 3 West, of the Sixth Principal Meridian, described as follows: Beginning at a point 40 feet West of the Southeast corner of said Southeast Quarter of the Southeast Quarter of Section 17, thence North parallel to Section line 362.5 feet, thence West 451.9 feet to a point of intersection with the northwesterly line of Lot 9, block 2, Harry Spence Addition to the City of McPherson, Thence Southwesterly along the westerly lot line of Lots 9, 10, 11, 12 and 13 in said Block 2 to the Southwest corner of Lot 13 in said Block 2 of Harry Spence Addition, thence South 33 feet to Section line, thence East 579 feet to Place of Beginning, said Tract includes a part of Lot 9, and all of Lots 10, 11, 12, and 13, Block 2, Harry Spence Addition to McPherson and all of Maple Street in said Addition, lying South of a line 362.5 feet North of South Section Line, said portion of Maple Street is now vacated, McPherson County, Kansas.

SAVE AND EXCEPT

The East 128.7 feet of a tract of land in the Southeast Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 3 West of the Sixth Principal Meridian, described as follows: Beginning at a point 40 feet West of the Southeast corner of said Southeast Quarter of the Southeast Quarter of Section 17, thence North parallel to Section line 362.5 feet, thence West 451.9 feet to a point of intersection with the northwesterly line of Lot 9, block 2, Harry Spence Addition to the City of McPherson, Thence Southwesterly along the westerly lot line of Lots 9, 10, 11, 12 and 13 in said Block 2 to the Southwest corner of Lot 13 in said Block 2 of Harry Spence Addition, thence South 33 feet to Section line, thence East 579 feet to Place of Beginning, said Tract includes a part of Lot 9, and all of Lots 10, 11, 12, and 13, Block 2, Harry Spence Addition to McPherson and all of Maple Street in said Addition, lying South of a line 362.5 feet North of South Section Line, said portion of Maple Street is now vacated, McPherson County, Kansas.

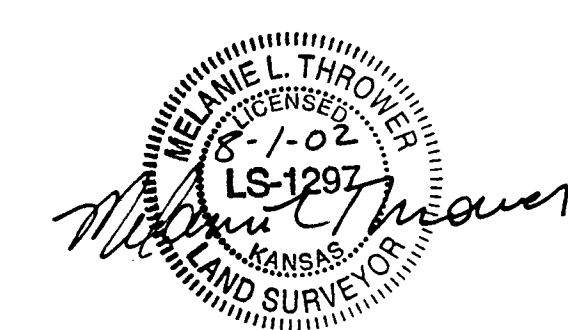
SURVEYED DESCRIPTION: A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 3 West of the Sixth Principal Meridian, described as follows: Beginning at a point 168.7 feet West and 33 feet North of the Southeast corner of the Southeast Quarter of Section 17, Township 19 South, Range 3 West, said point being marked by a 8" bar with a Garber surveyor cap, thence on an assumed bearing N0°00'00"E 329.47 feet, thence N89°49'49"W 323.22 feet, thence S50°32'42"W 37.07 feet, thence S41°37'37"W 113.94 feet, thence S8°52'11"W 132.15 feet, thence S1°37'45"W 89.44 feet thence S89°46'59"E 450.44 feet to said point of beginning containing 3.184 acres more or less. Closure Error=.00016

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with the laws regulating surveying in the State of Kansas, and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1999 and includes Items 1, 2, 3, 4, 6, 7(a)(b)(c), 8, 9, 10, 11(a) and 14 in Table A contained therein. 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 in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which control Land Boundaries for ALTA/ACSM Land Title Surveys."
3. The property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment No. 02KS07971 with an effective date of June 19, 2002 and July 24, 2002-and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on the Flood Insurance Rate Map No. 0005 D, with a date of identification of March 16, 1983, for Community No. 200217, in McPherson County, State of Kansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Northview Road, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 10 in the south driveway. There are 11 striped parking stalls along the east driveway which are partially on the adjacent property as shown. No parking stalls are designated handicap spaces.
7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

[SEAL]

Melanie L. Thrower, P.E., L.S. KS LS #1297



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