http://www.adobepdf.com
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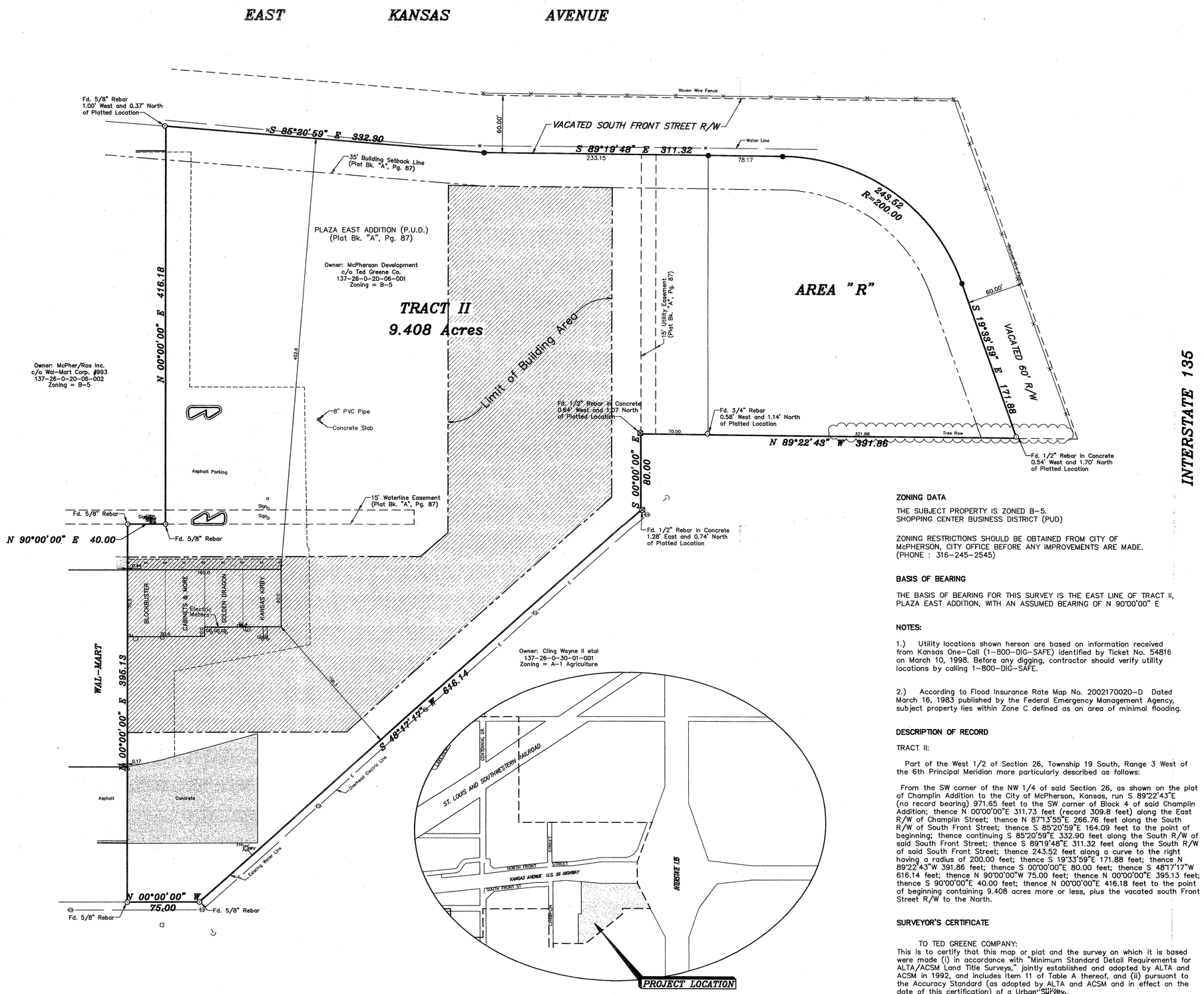
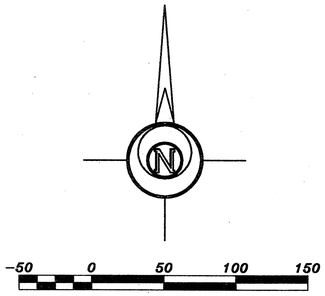


McPHERSON
VICINITY MAP



LEGEND

- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ○ – Survey Monument Found
- – Fence
- GM – Gas Meter
- GV – Gas Valve
- – Light Pole
- – Power Pole
- – Guy Anchor
- FH – Fire Hydrant
- WM – Water Meter
- WV – Water Valve
- MW – Monitor Well
- – Underground Telephone Pedestal
- SM – Sanitary Sewer Manhole
- SC – Sanitary Sewer Cleanout
- STM SM – Storm Sewer Manhole
- MB – Mail Box
- Calc. – Calculated
- Desc. – Described
- M. – Measured
- Pl. – Platted
- Pro. – Prorated
- E – Electric Lines
- G – Underground Gas Line
- SS – Sanitary Sewer Line
- T – Underground Telephone Line
- TV – Underground TV Cable
- W – Underground Water Line

ZONING DATA

THE SUBJECT PROPERTY IS ZONED B-5.
SHOPPING CENTER BUSINESS DISTRICT (PUD)

ZONING RESTRICTIONS SHOULD BE OBTAINED FROM CITY OF McPHERSON, CITY OFFICE BEFORE ANY IMPROVEMENTS ARE MADE. (PHONE : 316-245-2545)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF TRACT II, PLAZA EAST ADDITION, WITH AN ASSUMED BEARING OF N 90°00'00" E

NOTES:

1.) Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket No. 54816 on March 10, 1998. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

2.) According to Flood Insurance Rate Map No. 2002170020-D Dated March 16, 1983 published by the Federal Emergency Management Agency, subject property lies within Zone C defined as an area of minimal flooding.

DESCRIPTION OF RECORD

TRACT II:

Part of the West 1/2 of Section 26, Township 19 South, Range 3 West of the 6th Principal Meridian more particularly described as follows:

From the SW corner of the NW 1/4 of said Section 26, as shown on the plat of Champlin Addition to the City of McPherson, Kansas, run S 89°22'43"E (no record bearing) 971.65 feet to the SW corner of Block 4 of said Champlin Addition; thence N 00°00'00"E 311.73 feet (record 309.8 feet) along the East R/W of Champlin Street; thence N 87°13'55"E 266.76 feet along the South R/W of South Front Street; thence S 85°20'59"E 164.09 feet to the point of beginning; thence continuing S 85°20'59"E 332.90 feet along the South R/W of said South Front Street; thence S 89°19'48"E 311.32 feet along the South R/W of said South Front Street; thence 243.52 feet along a curve to the right having a radius of 200.00 feet; thence S 19°33'59"E 171.88 feet; thence N 89°22'43"W 391.86 feet; thence S 00°00'00"E 80.00 feet; thence S 48°17'17"W 616.14 feet; thence N 90°00'00"W 75.00 feet; thence N 00°00'00"E 395.13 feet; thence S 90°00'00"E 40.00 feet; thence N 00°00'00"E 416.18 feet to the point of beginning containing 9.408 acres more or less, plus the vacated south Front Street R/W to the North.

SURVEYOR'S CERTIFICATE

TO TED GREENE COMPANY:
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 Item 11 of Table A thereof, and (ii) pursuant to the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Urban Survey.

Date: April 7, 1998

Signed: Daniel E. Garber
Daniel E. Garber, RLS #683

DANIEL E. GARBER REGISTERED KANSAS LAND SURVEYOR

Prt. W½ Sec. 26-19-3

Date Of Field Work: March 5, 1998

TED GREENE CO.

GARBER SURVEYING SERVICE, P.A.

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

ALTA/ACSM LAND TITLE SURVEY
TRACT II-PLAZA EAST ADDITION
McPHERSON, KANSAS

Drawn By: TJK	Checked By: DEG
Scale: 1"=50'	Job No.: G98-175
Date: 04/02/1998	Sheet 1 of 1 Sheets