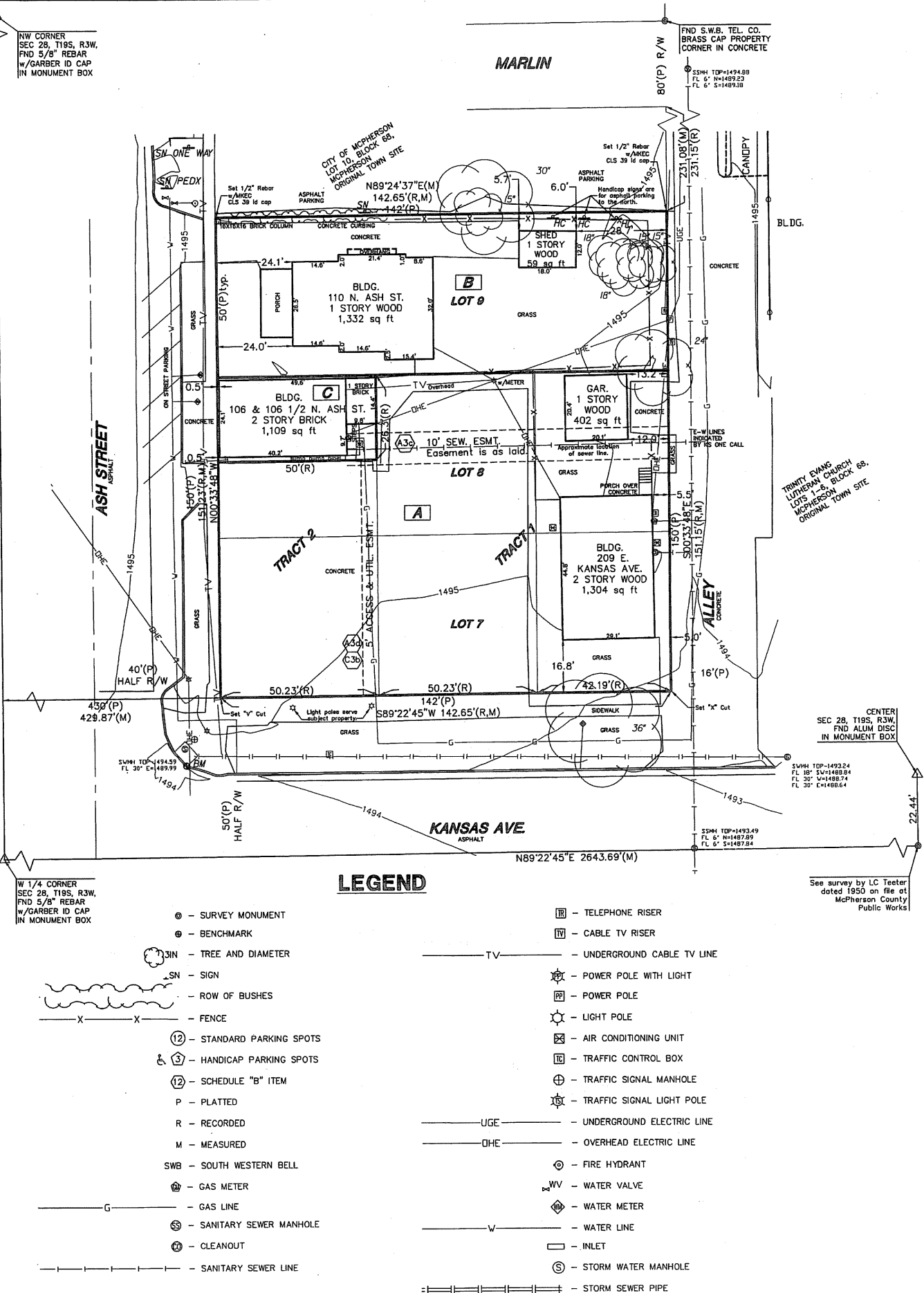


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PLOTTER: Wednesday, January 14, 2015 11:30 AM

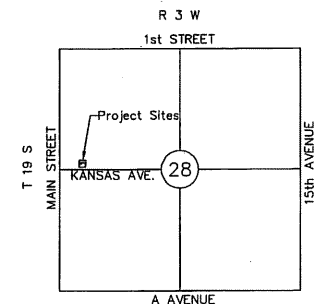
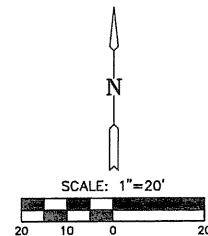


ALTA/ACSM LAND TITLE SURVEY

A Portion of the NW 1/4, SEC. 28, T19S, R3W

PROPERTY CLARIFICATION

A - 209 E. Kansas Ave.
B - 110 N. Ash St.
C - 106-106 1/2 N. Ash St.



VICINITY MAP

Basis of Bearing:

Kansas Coordinate System 1983 South Zone bearing of N00°33'48"W on the West line of the NW 1/4, Section 28, T19S, R3W

Benchmark:

Square Cut Top of SE corner of Inlet NE corner of intersection of Kansas Avenue and Ash Street.
Elev. = 1494.55 NAVD 88

00000 E. Kansas Ave.

209 E. Kansas Ave.

Legal Description:

Tract 1

Part of Lots 7 and 8, Block 68, ORIGINAL TOWN SITE, described as follows:

Commencing 42 feet West of the Southeast Corner of Lot 7, Block 68; thence North 100 feet; thence West 50 feet; thence South 100 feet; thence East 50 feet to place of beginning AND The East 42 feet of Lots 7 and 8, Block 68, ORIGINAL TOWN SITE, City of McPherson, McPherson County, Kansas.

Tract 2

The West 50 feet of Lot 7 and the South 23.7 feet of the West 50 feet of Lot 8, Block 68, ORIGINAL TOWN SITE, City of McPherson, McPherson County, Kansas.

Certification:

To Emprise Bank,
JCK, LLC and Jason Hoover - Tract 1
Glenn A. Hoover and Joyoe E. Hoover - Tract 2
and Kansas Secured Title Insurance Company.

110 N. Ash st.

Legal Description:

Lot 9, Block 68, ORIGINAL TOWN SITE to the City of McPherson, McPherson County, Kansas.

Certification:

To Emprise Bank, Denis L. Higgins and Cynthia A. Higgins and Kansas Secured Title Insurance Company.

106-106 1/2 N. Ash st.

Legal Description:

The North 26.3 feet of the West 50 feet of Lot 8, Block 68, ORIGINAL TOWN SITE, City of McPherson, McPherson County, Kansas, together with an easement for access and utilities over the East 5 feet of the West 50 feet of Lots 7 and 8, Block 68, McPherson, except the North 26.3 feet thereof.

Certification:

To Emprise Bank, DeWayne R. Herrs and Roberta R. Herrs, Co-Trustees of The DeWayne and Roberta Herrs Family Trust dated March 5, 2001 and Kansas Secured Title Insurance Company.

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 Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 8, 9, 11a, 13 and 15 of Table A thereof. The field work was complete January 9, 2015.

Date of Plat or Map: January 14, 2015

Curtis W. Luttrell
411 N. Webb Road
Wichita, KS 67206
316-684-9600



Items Corresponding with Schedule "B", Section Two, Exceptions:

00000 E. Kansas Ave

209 E. Kansas Ave.

ALTA Commitment Number MP003666, Kansas Secured Title Insurance Company of Kansas, dated November 21, 2014.

3. ADDITIONAL EXCEPTIONS:

- Easements, setbacks, restrictions and dedications as shown on the Plat of McPherson, Original Town Site filed for record February 22, 1875. (Tracts 1 and 2) (unable to show graphically)
- Easement and Right-of-Way granted for a sanitary sewer line and an ingress and egress easement for erecting, repairing and maintaining line, filed for record September 26, 1984 and recorded in Misc. Book 255, Page 577. (Tract 1) (shown graphically)
- Easement for utility purposes as contained in Warranty Deed Book 176, Page 127, filed for record January 8, 1976. (Tract 2) (shown graphically)

110 N. Ash st.

209 E. Kansas Ave.

ALTA Commitment Number MP003657, Kansas Secured Title Insurance Company of Kansas, dated November 21, 2014.

3. ADDITIONAL EXCEPTIONS:

- Easements, setbacks, restrictions and dedications as shown on the Plat of McPherson, Original Town Site filed for record February 22, 1875. (unable to show graphically)

106-106 1/2 N. Ash st.

209 E. Kansas Ave.

ALTA Commitment Number MP003833, Kansas Secured Title Insurance Company of Kansas, dated November 21, 2014.

3. ADDITIONAL EXCEPTIONS:

- Access and Utilities Easement filed for record August 27, 1970 and recorded in Warranty Deed Book 177, Page 242. (shown graphically)

Notes:

Original Town Site, City of McPherson, Final Plat, was recorded at the McPherson County Register of Deeds office on February 22, 1875 and is located in the NW Quarter of Section 28, Township 19 South, Range 3 West of the 6th Principal Meridian.

The underground utilities shown hereon were marked in the field by the utility owners in response to Kansas One Call Ticket Number: 14555931. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

All plat utility easements are shown. All utility easements executed by separate instrument that were provided to the surveyor are hereon shown and labeled.

For Recorded Information see the drawing of Block 68 dated May 28, 1968 surveyed by Francis Rankin on file at the McPherson County Public Works Office.

Property Development Standards

Zoning Standards:

Subject Property is zoned B-3 - Central Business according to the City of McPherson-McPherson Unified Zoning code. The property is subject to the following regulations:

Floor Area Ratio: Not to exceed 4.0 nor more than 85 feet in height.

Yard Requirements:

- Minimum side yards: None; however, where a side lot line coincides with a side lot line in an adjacent residential district except where the boundary is a street, a 10 foot side yard shall be provided along such lot line.
- Minimum rear yard: Where a rear lot line coincides with a side lot line in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under these regulations for a residential use on the adjacent lot in a residential district. Where a rear lot line coincides with a rear lot line in an adjacent residential district, a yard shall be provided along such rear lot line of not less than 15 feet in depth.

Flood Zone Designation:

Subject property appears to be located in shaded Zone "X", Areas determined to be outside the 0.2% annual chance floodplain, according to graphical plotting on Flood Insurance Rate Map, Community Panel Number 20113C0356E, effective date: January 16, 2009.



ALTA/ACSM LAND TITLE SURVEY

McPHERSON ORIGINAL TOWNSITE

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EMPRISE BANK McPHERSON ALTA

PROJECT NO. 1401010789

ORIGINAL DATE 1/13/15

SCALE 1" = 20'

DESIGNED DRAWN CHECKED
PF DSN/TLT CWL

NO. REVISION DATE

1 Added elevation information 1/14/2015

SHEET NO.