

DESCRIPTIONS:

PARCEL 1:
(Per Fidelity National Insurance Company Commitment NCS No. 16-53629 dated 06/21/2016)
A part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Eight (28), Township Nineteen (19) South, Range Three (3) West of the Sixth Principal Meridian, McPherson County, Kansas, described as follows:
Beginning at a point 345 feet East of the Northeast corner of Block One (1), Grand View Addition to the City of McPherson, and 44.5 feet South of the North line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Eight (28), then South 125 feet, thence West 123 feet, thence North 125 feet, thence East 123 feet to place of beginning, Subject to public road.

PARCEL 2:
(Per Fidelity National Insurance Company Commitment NCS No. 16-53630 dated 06/21/2016)
A part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Eight (28), Township Nineteen (19) South, Range Three (3) West of the Sixth Principal Meridian, McPherson County, Kansas, described as follows:
Beginning at a point 345 feet East of the Northeast corner of Block One (1), Grand View Addition to the City of McPherson, thence South 125 feet; thence East 140 feet; thence North 125 feet; thence West 140 feet, to the place of beginning, Subject to public road.

PARCEL 1 -- ITEMS CORRESPONDING TO SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE COMMITMENT NCS No. 16--53629, DATED 6/21/2016, FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY:

Items 1 thru 9 are not survey related items.

Item 10. Joint Use Easement by and between Vickers Petroleum Corp. and KK Humphreys Investments, recorded in Bk. 225, Pg. 413. (Crosses described property and is shown hereon.)

Item 11. Joint Use Easement by and between Vickers Petroleum Corp. and KK Humphreys Investments, recorded in Bk. 244, Pg. 613. (Crosses described property and is shown hereon.)

Item 12. Restrictive Covenant recorded in Bk. 223, Pg. 411. Does not cover subject property.

PARCEL 2 - ITEMS CORRESPONDING TO SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE COMMITMENT NCS NO. 18-53630, DATED 6/21/2016, FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY:

Items 1 thru 9, 13 and 14 are not surveyed related items.

Item 10. Joint Use Easement by and between Vickers Petroleum Corp. and KK Humphreys Investments, recorded in Bk. 225, Pg. 413. (Crosses described property and is shown hereon.)

Item 11. Joint Use Easement by and between Vickers Petroleum Corp. and KK Humphreys Investments, recorded in Bk. 244, Pg. 613. (Crosses described property and is shown hereon.)

Item 12. Restrictive Covenant recorded in Bk. 223, Pg. 411. Does cover entire subject property.


ENCROACHMENT NOTE:
No observed encroachments on the subject properties except for the building encroachment on Parcel 1 as shown in Detail 1.

SURVEYOR'S CERTIFICATE:
To: Dillon Real Estate Co., Inc., a Kansas Corporation; The Kroger Co., an Ohio Corporation,
Gibraltar Company, LLC & Triad Investments LLC; Eric Hoogland Limited Partnership; Fidelity
National 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and the additional Kroger requirements listed in the document dated 2/23/2016. The field work was completed on June 20, 2016.

Dated: July 28, 2016
Signed: [Signature]
Nicholas D. Schmidt
Registration Number: 1492

ALTA/NSPS LAND TITLE SURVEY

Prepared For:		Description:	
KWIK SHOP		806 E. KANSAS AVE. & 820 E. KANSAS AVE. McPHERSON, KS.	
Prepared By:		Garber Surveying Service, P.A.	
		HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax: 620-663-7401 MCPHERSON (Branch Office) 115 East Martin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 5111 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073	
Drawn By:	AL	Scale: 1"=20'	Date of Field Work: June 20, 2016
Checked By:	ND	Date: 7/7/2016	Sheet 1 of 1 Sheet(s)
			Job No: G2016-375 G2016-376

FLOOD NOTE:
According to Flood Insurance Rate Map No. 21113C030357 (dated January 6, 2009) published by the Federal Emergency Management Agency, a portion of the above described property lies within Zone X which is defined as Special Flood Hazard Areas subject to 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The remainder of the described property lies within Flood Zone A which is defined as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood, with base flood elevations determined.

BENCHMARK:
BM-54
Square Cut on back curb at South end radius, NE cor. Kwik Shop property
Elevation= 1481.82 (NAVD88 Datum)

DIGSAFE:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE".

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Tickets #16305981 & #16305977 on June 21, 2016. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

ZONING DATA: (PARCEL 1 AND 2)
ZONED - B-2 NEIGHBORHOOD BUSINESS DISTRICT
PER CITY OF MCPHERSON WEBSITE
Phone: 620-694-2667
ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, VERIFY
PRIOR TO ANY IMPROVEMENTS.

BULK REGULATIONS

1. MAXIMUM BUILDING HEIGHT: 35'
2. MINIMUM YARD REQUIREMENTS:
FRONT YARD RESTRICTION: 35'
SIDE YARD RESTRICTION: None, however if one provided, it be 7 feet adjacent to nonresidential district, Min. 10 feet if adjacent to residential district
REAR YARD RESTRICTION: 15'

PARKING TABULATION:

PARCEL 1	
16 Regular Parking Stalls	1 Handicapped Stall
PARCEL 2	
10 Regular Parking Stalls	1 Handicapped Stall

0.68

Property Line

Building Cor. on West Property Line

0.9

Detail 1

Not to Scale