ZONING INFORMATION:

1. According to FEMA Flood Insurance Rate Map, Panel 376 of 600, Community-Panel Number 200217 0376 E, Map Revised January 16, 2009, the surveyed premises lies partially within Zone A, Area with no base flood elevations determined, and partially within Zone X, areas determined to be outside the 0.2% annual chance floodplain

SW Corner

Fnd 1/2" Rebar-

w/No ID Cap Origin Unknown

LEGEND

Denotes found 1/2" Rebar with GBA cap Denotes Property Corner

Monument found as noted

Measured Deed

Calculated from Record

Reference #4

DEVELOPER:

Jeff Sharp, Chief Operating Officer Ferguson Hotel Development, LLC 300 Wyandotte, Suite 150 Kansas City, MO 64105

McPherson Hotel Developers, LLC, a Kansas limited liability company

300 Wyandotte, Suite 150 Kansas City, MO 64105 Special Warranty Deed Bk. 667 Pg. 94644 Closure Summary Plat Boundary

Precision, 1 part in: 229,771.88' Error distance: 0.010' Error direction: N30°45'36"W

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

N Front Street

R/W Width Varies

(Public Street)

589°27'09"W

490.69' (M)

491' (P)

w/ GBA cap-

Origin: ALTA

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed in March of 2020 and the accompanying plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Fnd 5/8" Rebar

w/No ID Cap-

Origin Unknown

S89°27'09"W 284.19'

w/CLS 52 ID Cap

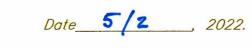
Fnd 5/8" Rebai

Origin Unknown

w/No ID Cap

All that part of Lot 3, Block 2, CHAMPLIN ADDITION, in the City of McPherson, McPherson County, Kansas, more particularly described by Michael Dean Lay, L.S. #1612, on 11/02/2021, as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.) Beginning at the Northeast corner of said Lot 3; thence South 18*34'49" West, along the North Right-of-Way line of North Front Street, as now established, a distance of 373.86 feet; thence Southwesterly, continuing along said North Right-of-Way line, on a curve to the right, having a radius of 200.00 feet, and a central angle of 70°52'20", for a distance of 247.39 feet; thence South 89°27'09" West, continuing along said North Right-of-Way line, a distance of 284.19 feet; thence North 01°09'24" West, departing said North Right-of-Way line, a distance of 309.63 feet; thence South 89°29'04" West, a distance of 170.07 feet (M), (170.00 feet (D)), to the West line of said Lot 3; thence North 01°09'24" West, along said West line, a distance of 177.79 feet (M), (178.2 feet (CR)), to the Northwest corner of said Lot 3; thence North 89°26'14" East, along the North line of said Lot 3, a distance of 770.90 feet (M), (774.4 feet (P)), to the Point of Beginning, containing 6.36 acres, more or less, Subject to all easements and restrictions of record.



- 1. Unrecorded ALTA/NSPS Land Title Survey by George Butler Associates, Inc., Dated March 23, 2020 (JOB #14490)
- 2. CHAMPLIN ADDITION, recorded in Plat Book 4, Pages 20 and 21. 3. Sanitary Sewer and Gas Easement, recorded in Vol. 181, Page 53.

25.06'-

4. ALTA/NSPS Land Title Survey by GARBER Surveying Service, P.A, Dated April 21, 2008.

BASIS OF BEARINGS:

REFERENCES:

Bearings shown hereon are based upon the North line of Lot 3, Block 2, Champlin Addition, City of McPherson, McPherson County, Kansas, between a 1/2" rebar found at the Northwest corner of said Lot 3 and a 5/8" rebar found at the Northeast corner of the subject property at the right of way of 1-35, being N89°26'14"E.



Job No. 14490.01 November 2nd, 2021 Drawn By: MAP Rev. February 8, 2022

2022. This survey has been reviewed for filing,

SHEET 1 OF 1

WALLACE FIRST PLAT, a subdivision in Section 26, Township 19 South, Range 3 West, City of McPherson, McPherson County, Kansas

and the second s

Scale : 1"=2000' VICINITY MAP SECTION 26-19S-03W

N.W. 1/4

PROJECT-

LOCATION

An easement is hereby granted to the City of McPherson, McPherson County, Kansas, or their assigns to enter upon, construct, maintain, use, and authorize the location of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, over, under, and across those areas

Channel drainage easements shall not be obstructed by any permanent or semi-permanent obstruction. This includes, but is not limited to, new trees or shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access and egress of maintenance vehicles and equipment or obstruct the flow of water in the channel such that the design conditions are not present. Any permanent or semi-permanent obstruction located in the easement may be removed by personnel representing the City of McPherson to provide for the proper operation and maintenance of the channel without cost or obligation for replacement. Cost of removal and replacement shall be the responsibility of the property owner.

A drainage detention facility easement is hereby established as shown to provide for the detention of storm surface water and constructed as approved by the City Engineer. All maintenance within the drainage detention facility easement (DDFE) shall be the right, duty, and responsibility of the property owner(s) of the property in which the easement is so located, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the director of the department of public works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to a born upon said property owner(s). Officials representing the applicable department of public works shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the appropriate department of public works, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

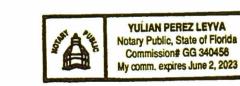
Tract A is to be owned and maintained by McPherson Hotel Developers, until future declarations and restrictions are set forth.

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of McPherson County, Kansas, and the City of McPherson, McPherson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots and a tract under the name of "WALLACE FIRST PLAT"; a subdivision in the City of McPherson, McPherson County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of McPherson

The foregoing instrument was acknowledged before me this 1474 day of 106, 2022, by John Ferguson, as Manager of McPherson Hotel Developers, LLC, a Kansas limited liability company.

My appointment expires: Vune, 2,2023



PLANNING COMMISSION CERTIFICATE STATE OF KANSAS

CITY OF MCPHERSON)

This plat was approved by the McPherson City Planning Commission on January 7, 20 2

Signed: January 2022

GOVERNING BODY CERTIFICATE

STATE OF KANSAS CITY OF MCPHERSON)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on March 15+, 2012

ATTEST: Britta Erkelenz, City Cle

We, the undersigned, County Clerk of McPherson County, Kansas and City Clerk of the City of McPherson, Kansas, within our respective jurisdictions, do hereby certify that, at

COUNTY CLERK AND CITY CLERK CERTIFICATE

Thomas A. Brown, Mayor

STATE OF KANSAS COUNTY OF MCPHERSON)SS CITY OF MCPHERSON)

ie Melroy, County Clerk

the date of this certificate, all currently due and owing taxes and special assessments of any kind assessed against any of the land included in this plat, have been paid. Date Signed: Warch 29, 2023

Britta Erkelenz, City Clerk

GEORGE BUTLER ASSOCIATES, INC.

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219/ (913)492-0400 Surveyor Email: mlay@gbateam.com