

General Provisions:

This P.U.D. and the hereon described property is subject to the following:

- 1.) Signs along U.S. Highway 56 are permitted an additional 5 feet height for a total of 35 feet. Signs along I.H. 135 are permitted an additional 20 feet height for a total of 50 feet. Signs shall not exceed a gross surface area of 300 square feet per sign or total sign area per business shall not exceed three square feet of signage per linear foot store frontage. This plan indicates general location and number of ground or pole-type signs per tract only and not exact sign locations. Signs shall otherwise comply with sign regulations for the B-5 Shopping Center Business District as found in the City Zoning Regulations.
- 2.) A separate site plan is required for approval of each building to be built within the defined "maximum building area" at the time of construction.
- 3.) Amendment to Tract II, Final P.U.D. Plan filed for record in Plat Book B page 60 on June 28, 1999.
- 4.) As per agreement with the K.D.O.T., there will be no entrances allowed from Champlin Street any closer than 100 feet from the south right-of-way of U.S. Highway 56.
- 5.) All existing or future outdoor lighting shall be directed or shielded as such a way so as to prevent the creation of a nuisance to adjacent residential properties or the creation of a hazard on any public way.
- 6.) Planned Unit Development Statement filed for record on September 15, 1999 in book Misc. 310, page 824.
- 7.) The uses allowed in this P.U.D. shall be those listed in the City Zoning Regulations under the B-5 Shopping Center Business District including all additions or deletions for this P.U.D. overlay district as approved by the McPherson City Commission under Ordinance Number 2629 dated July 26, 1999.
- 8.) Temporary and seasonal, sales, display and/or storage areas are allowed outside without screening as long as the required parking area ratio is maintained. Permanent outside storage and display areas are shown and may be fenced as appropriate. Notwithstanding anything to the contrary, the required parking area ratio shall not be greater than the ratio required by the currently existing City Zoning Regulations. Portable storage containers are allowed in Tracts I and IIB behind the buildings. Fire access lanes shall be maintained in accordance with applicable state statute and city ordinance.
- 9.) 6' cedar screening fence to be built along the south property line of Tracts I, IIB and III by developers and when and only when the property adjoining and South of these tracts develops as residential.
- 10.) A maximum building height of 49 feet is allowed in the building area of Tract IIB1 as shown.
- 11.) Tract IIB1 Parking may encroach in Plaza Drive right of way to meet minimum parking requirements.

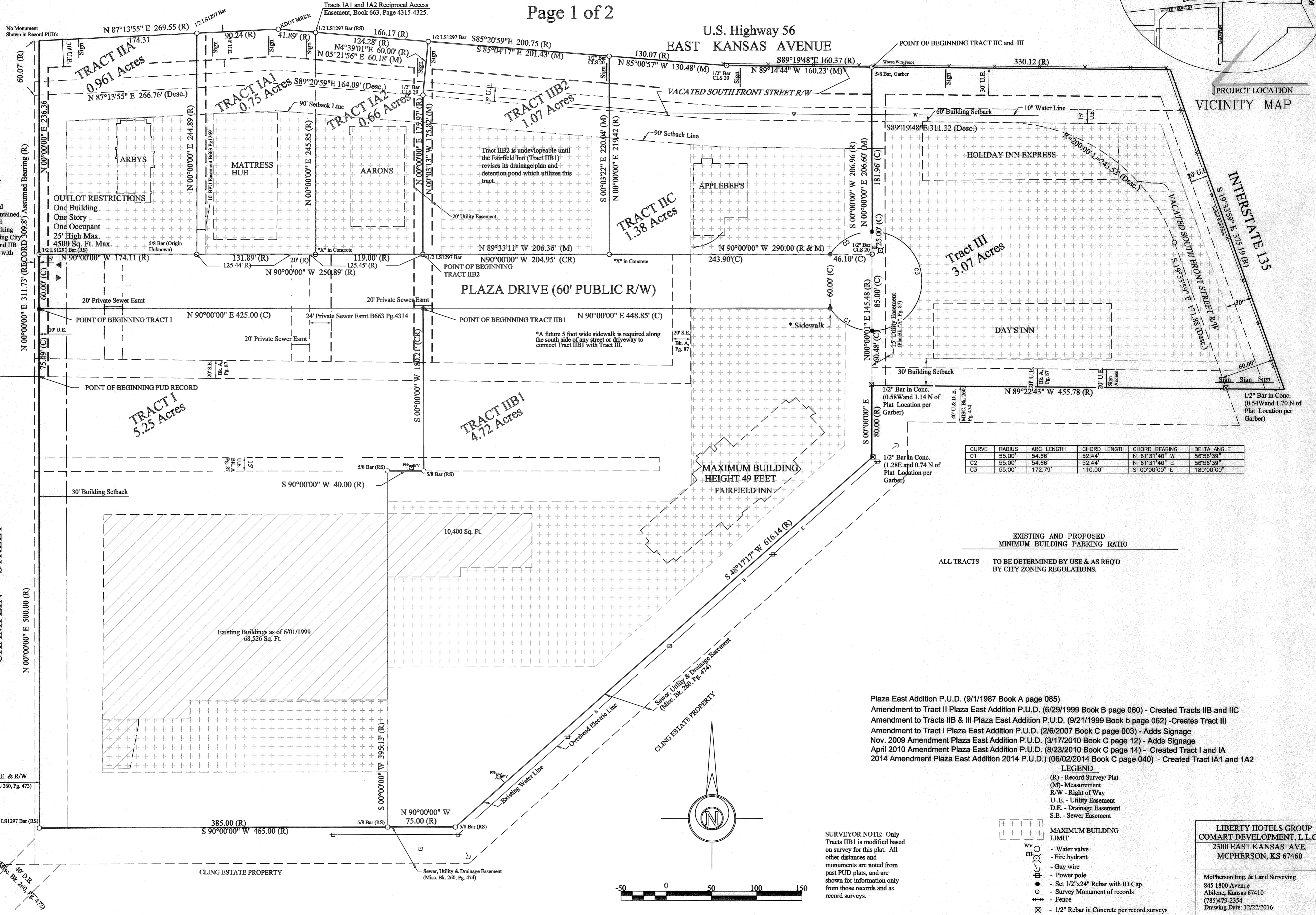
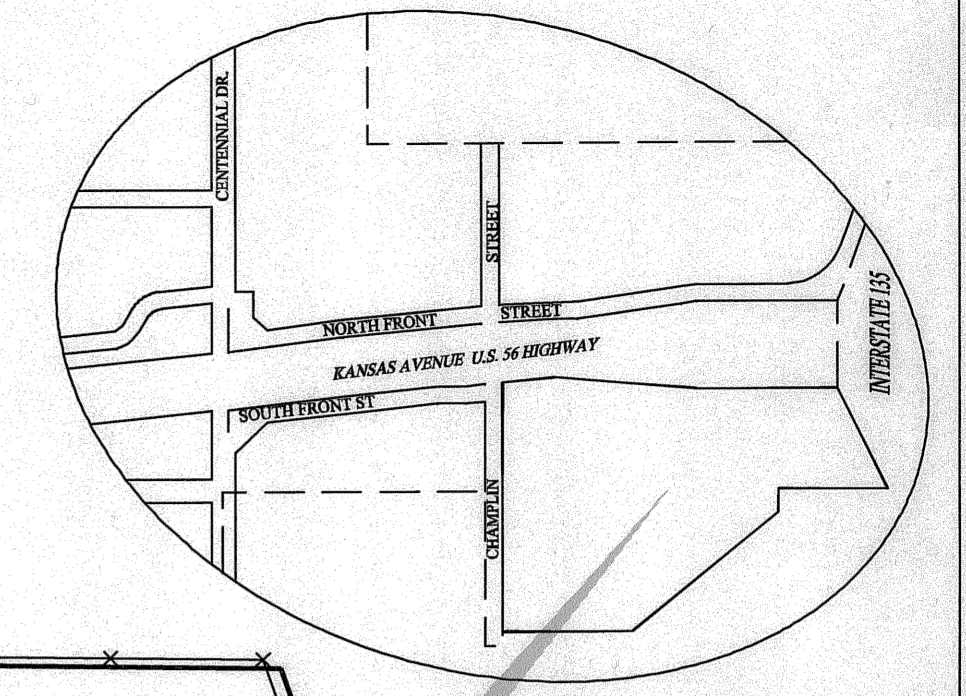
SW Cor. NW 1/4
Sec. 26, T19S, R3W
(Not part of this survey)
S 89°22'43" E 971.65 (RS)

BENCHMARK:
Chiseled "□" (Square) on top of Headwall at Southwest corner of East branch, Dry Turkey Creek culverts under East Kansas Avenue (1/2 mile West of site) RM3 National Flood Rate Map, Panel 20 of 20. Elevation = 1487.91 USGS NGVD 1929

FLOOD CERTIFICATION:
No portion of this site is in the "Zone A" designated flood area (1% Chance Flood Zone) as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 200217 0020D, for the City of McPherson, McPherson County, Kansas, dated March 16, 1983 or maps 20113C0357E and 20113C0376E dated 1/16/2009. This site is in Zone X.

PLAZA EAST ADDITION AMENDED 2016 FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

A Planned Unit Development in the West Half of Section 26, Township 19 South, Range 3 West of the 6th P.M., City of McPherson, McPherson County, Kansas



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	54.66'	52.44'	N 81°31'40" W	56°56'39"
C2	55.00'	54.66'	52.44'	N 81°31'40" E	56°56'39"
C3	55.00'	172.79'	110.00'	S 00°00'00" E	180°00'00"

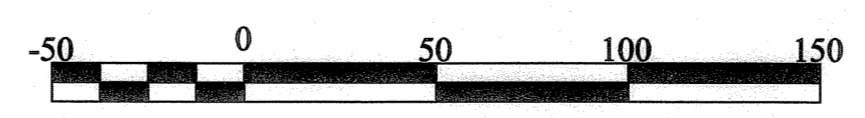
EXISTING AND PROPOSED MINIMUM BUILDING PARKING RATIO
ALL TRACTS TO BE DETERMINED BY USE & AS REQ'D BY CITY ZONING REGULATIONS.

Plaza East Addition P.U.D. (9/1/1987 Book A page 085)
Amendment to Tract II Plaza East Addition P.U.D. (6/29/1999 Book B page 060) - Created Tracts IIB and IIC
Amendment to Tracts IIB & III Plaza East Addition P.U.D. (9/21/1999 Book B page 062) - Creates Tract III
Amendment to Tract I Plaza East Addition P.U.D. (2/6/2007 Book C page 003) - Adds Signage
Nov. 2009 Amendment Plaza East Addition P.U.D. (3/17/2010 Book C page 12) - Adds Signage
April 2010 Amendment Plaza East Addition P.U.D. (8/23/2010 Book C page 14) - Created Tract I and IA
2014 Amendment Plaza East Addition 2014 P.U.D. (06/02/2014 Book C page 040) - Created Tract IA1 and 1A2

LEGEND
(R) - Record Survey/ Plat
(M) - Measurement
R/W - Right of Way
U.E. - Utility Easement
D.E. - Drainage Easement
S.E. - Sewer Easement

- MAXIMUM BUILDING LIMIT**
- Water valve
 - Fire hydrant
 - Guy wire
 - Power pole
 - Set 1/2"x24" Rebar with ID Cap
 - Survey Monument of records
 - Fence
 - 1/2" Rebar in Concrete per record surveys

SURVEYOR NOTE: Only Tracts IIB1 is modified based on survey for this plat. All other distances and monuments are noted from past PUD plats, and are shown for information only from those records and as record surveys.



**LIBERTY HOTELS GROUP
COMART DEVELOPMENT, L.L.C.**
2300 EAST KANSAS AVE.
MCPHERSON, KS 67460

McPherson Eng. & Land Surveying
845 1800 Avenue
Abilene, Kansas 67410
(785)479-2354
Drawing Date: 12/22/2016

PLAZA EAST ADDITION AMENDED 2016 FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

A Planned Unit Development in the West Half of Section 26, Township 19 South, Range 3 West of the 6th P.M.,

City of McPherson, McPherson County, Kansas

Page 2 of 2

PUD RECORD BOUNDARY DESCRIPTION:

The following described tract is the description of the boundary of the Plaza East Addition based on survey on April 12, 1999 per the Amendment to Tract II as certified by Dan Garber, as filed at the Register of Deeds Plat Bk. "B", Page 60 in McPherson County, McPherson County, Kansas. The basis of origin is from Francis Rankin survey Champlin Addition 1/9/1970.

Commencing at the Southwest corner of the NW1/4 of Section Twenty-six, Township 19 South, Range Three West of the Sixth Principal Meridian, in McPherson County, Kansas, thence S89°22'43"E a distance of 976.65 feet measured (971.65 feet recorded) to the point of beginning;
thence N 00°00'00" W, 371.80' along the east right-of-way of Champlin Street;
thence N 87°13'55" E, 269.55';
thence S 85°20'59" E, 496.99';
thence S 89°19'48" E, 490.49';
thence S 19°33'59" E, 375.19';
thence N 89°22'43" W, 455.78';
thence S 00°00'00" E, 80.00';
thence S 48°17'17" W, 616.14';
thence S 90°00'00" W, 465.00';
thence N 00°00'00" W, 500.00'
to the point of beginning containing 19.38 acres more or less.
Precision: 1:17398.37

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, the undersigned registered land surveyor in the State of Kansas, do hereby certify that the Tract IIB2 was surveyed under my direct supervision on August 16, 2016 and the accompanying Plaza East Addition Amended 2016 Planned Unit Development Plan and 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. The other descriptions were created from the record plat dimensions and subject to dedication of road right of way for Plaza Drive.

DESCRIPTION TRACT I (Per Plat Record without Plaza Drive 60' Right of way):

Beginning at a point 60.00' south of the southwest corner of Tract IIA as shown in the Plaza East Addition to McPherson, Kansas; thence N90°00'00"E, 425.00' to the northwest corner of Tract IIB1 herein platted; thence S00°00'00"W along the west line of Tract IIB1, 180.21'; thence S90°00'00"W, 40.00'; thence S00°00'00"W, 395.13'; thence S90°00'00"W, 385.00'; thence N00°00'00"E, 575.49' to the point of beginning containing 5.25 acres more or less.

DESCRIPTION TRACT IIB1 (Per Plat Record without Plaza Drive Right of way):

Beginning at a point 60.00' south of the southeast corner of Tract IA2 as shown in the April 2014 Amendment to Final P.U.D. Plan of Plaza East Addition, McPherson, Kansas; thence N90°00'00"E, 448.85' to a curve to the left, thence along said curve of radius 55.00', chord length of 52.44', chord bearing S61°31'40"E, and curve length of 54.66' to the west line of Tract III; thence S00°00'00"W, 60.48' to the southwest corner of said Tract III, thence S00°00'00"W, 80.00'; thence S48°17'17"W, 616.14'; thence S90°00'00"W, 75.00' to the southeast corner of Tract I, thence N00°00'00"E, 395.13'; thence N90°00'00"E, 40.00'; thence N00°00'00"E, 180.21' to the point of beginning containing 4.72 acres more or less.

DESCRIPTION TRACT IIB2:

A part of Tract IIB as shown in the Plaza East Addition Amended 2014 Planned Unit Development Plan and Plat, McPherson, Kansas, beginning at the Southeast Corner of Tract IA2as shown in the Plaza East Addition Amended 2014 Planned Unit Development Plan and Plat as recorded in Plat Book C, Page 40 at the McPherson County register of Deeds Office; thence N00°03'13"W (N30°00'00"E, 175.97' Rec.) 175.92'; thence N05°21'36"E (N04°39'01"E Rec., 60.00' Rec.) 60.18' to the Northeast corner of Tract IA2; thence S85°04'17"E (S85°20'59"E, 200.75' Rec.) 201.43' to the Northwest corner of Tract IIC; thence S00°03'22"E (S00°00'00"W, 219.42' Rec.) 220.04' to the Southwest corner of Tract IIC; thence N89°33'11"W (S90°00'00"E, 204.95' Calc. Rec.) 206.36' to said point of beginning containing 1.07 acres more or less in the City of McPherson, McPherson County, Kansas.

DESCRIPTION TRACT IIC (Per Plat Record without Plaza Drive Right of way):

Beginning at the northwest corner of Tract III as shown in the Amendment to Tracts IIB and III- Final P.U.D. Plan of Plaza East Addition, McPherson, Kansas; thence N89°19'48"W, 160.37'; thence N85°20'59"W, 100.37'; thence S00°00'00"W, 219.42'; thence N90°00'00"E, 243.90' to a curve to the left, thence along said curve of radius 55.00', chord length of 52.44', chord bearing N61°31'40"E, and curve length of 54.66' to the west line of said Tract III; thence N00°00'00"W, 181.96' to the point of beginning containing 1.38 acres more or less.

DESCRIPTION TRACT III (without Plaza Drive Right of way):

Beginning at the northwest corner of Tract IIC as shown in the Amendment to Tract IIB and III- Final P.U.D. Plan of Plaza East Addition, McPherson, Kansas; thence S89°19'48"E, 330.12'; thence S19°33'59"E, 375.19'; thence N89°22'23"W, 455.78' to the east line of Tract IIB1; thence N00°00'01"E, 60.48' to a curve to the left, thence along said curve of radius 55.00', chord length of 110.00', chord bearing of N00°00'00"E, and curve length of 172.79' to the east line of Tract IIC; thence N00°00'00"E, 181.96' to the point of beginning containing 3.07 acres more or less.

Melanie L. Thower RLS 1297

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of McPherson)

Reviewed by the Unified Government Surveyor this 16th day of September, 2019. This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

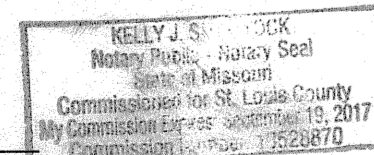
William B. Heller, L.S. #1202
William B. Heller, L.S. #1202 McPherson County Surveyor

STATE OF Missouri)
COUNTY OF Saint Louis)

The foregoing instrument was acknowledged before me this 9 day of February, 2017, by Gary Rosenbaum, STL McPherson Aaron's, L.L.C.

Kelly J. Stueck, Notary Public

My commission expires: 9/19/17

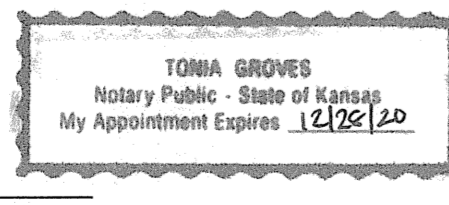


STATE OF KANSAS)
COUNTY OF McPHERSON)

The foregoing instrument was acknowledged before me this 24 day of January, 2017, by Graham Crain, Beloit Maverick, L.L.C.

Samuel G. Groves, Notary Public

My commission expires: 12/28/20

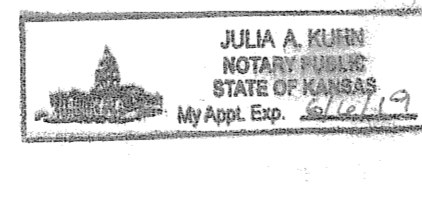


STATE OF KANSAS)
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 2nd day of February, 2017, by James H. Stevens, Flying Squirrels, L.L.C.

John A. Klumb, Notary Public

My commission expires: 6/6/2019



OWNER'S CERTIFICATE AND DEDICATION:

STATE OF KANSAS)
COUNTY OF MCPHERSON)

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of Plaza East Addition Amended 2016 Final Planned Unit Development Plan and Plat; that all highways, streets, alleys, easements and public grounds as denoted on the plan are hereby dedicated to and for the use of the public for the purposes 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 County, Kansas.

Cedar Hills Realty, L.L.C., Samson Pinter, Member TRACT I

Jeffrey W. Davis, TRACT IIA
Robert L. Davis Investment Co. I, L.L.C.

Beloit Maverick, L.L.C., Graham Crain TRACT IAB

Flying Squirrels, L.L.C., James H. Stevens TRACT IIC

STL McPherson Aaron's, L.L.C., Gary Rosenbaum TRACT IA2

Larry Patel, Operating Manager TRACT IIB1 and IIB2, and TRACT IIC
Comart Development, L.L.C.

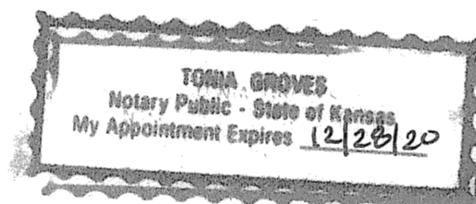
NOTARY CERTIFICATES

STATE OF MISSOURI)
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me this 24 day of January, 2017, by Larry Patel, Operating Manager, Comart Development, L.L.C.

Sam Groves, Notary Public

My commission expires: 12/28/20

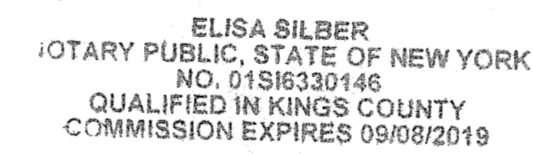


STATE OF New York)
COUNTY OF Kings)

The foregoing instrument was acknowledged before me this 26 day of January, 2017, by Samson Pinter, Member, Cedar Hills Realty L.L.C.

John Groves, Notary Public

My commission expires: 09/08/2019

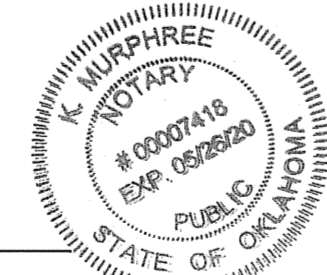


STATE OF OKLAHOMA)
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by Jeffrey W. Davis, Robert L. Davis Investment Company I, L.L.C.

Keip, Notary Public

My commission expires: 5/26/20



MORTGAGE HOLDER

We, Home State Bank and Trust, by Ted Odle, President, holders of a mortgage on the above described property do hereby consent to the plan of Plaza East Addition, City of McPherson, McPherson County, Kansas.

Home State Bank And Trust
223 N. Main Street
McPherson, Kansas

Ted Odle, President

MORTGAGE HOLDER

We, Bank of Oklahoma, by Bryan Geiger, Senior Vice President, holders of a mortgage on the above described property do hereby consent to the plan of Plaza East Addition, City of McPherson, McPherson County, Kansas.

Bank of Oklahoma
9520 N. May Avenue
Oklahoma City, OK 73120

Bryan G. Geiger, Senior Vice President

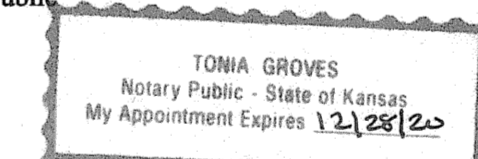
NOTARY CERTIFICATES

STATE OF KANSAS)
COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this 24 day of January, 2017, by Ted Odle, President Home State Bank and Trust.

John Groves, Notary Public

My commission expires: 12/28/20



STATE OF OKLAHOMA)
COUNTY OF CUSTER)

The foregoing instrument was acknowledged before me this day of February, 2017, by Bryan Geiger, Senior Vice President Bank of Oklahoma.

Notary Public

My commission expires:

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
CITY OF MCPHERSON)

This plan was approved by the McPherson City Planning Commission on

January 3, 2017.

Signed: Brennan Randa, Chairperson

Brennan Randa, Chairperson

ATTEST: Roger Wofford, Secretary

COUNTY CLERK AND CITY CLERK CERTIFICATE

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

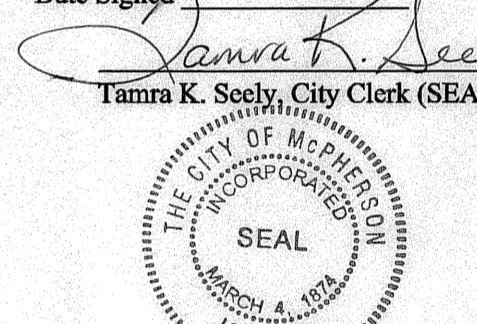
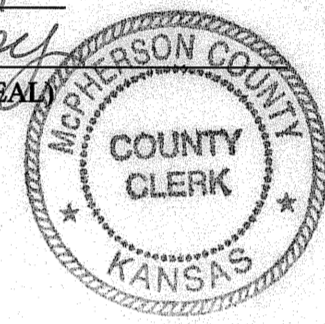
We, the undersigned, County Clerk of McPherson County, Kansas, and City Clerk of the City of McPherson, Kansas, within our respective jurisdictions, do hereby certify that at the date of this certificate, all currently due and owing taxes and special assessments of any kind assessed against any of the land included in this plan, have been paid.

Date Signed: 9/19/2019

Hollie D. Malroy, County Clerk (SEAL)

Date Signed: 9-5-19

Tanna K. Seely, City Clerk (SEAL)

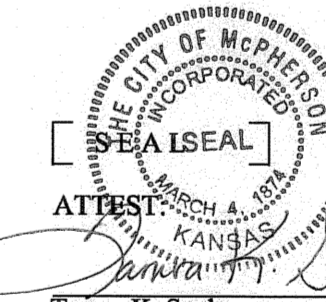


GOVERNING BODY CERTIFICATE:

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 Sept 3, 2019.

Thomas A. Brown, Mayor



REGISTER OF DEEDS CERTIFICATE:

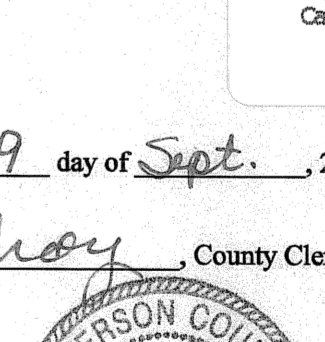
Recapit #: 201948
Pages Recorded: 2
Cashier Initials: Julia
Authorized By: Tanna K. Seely

Date Recorded: 9/20/2019 11:11:57 AM

TRANSFER RECORD

Entered on transfer record this 19 day of Sept., 2019.

Hollie D. Malroy, County Clerk
Hollie D. Malroy



LIBERTY HOTELS GROUP
COMART DEVELOPMENT, L.L.C.
2300 EAST KANSAS AVE.
MCPHERSON, KS 67460

McPherson Engineering & Land Surveying
845 1800 Avenue
Abilene, Kansas 67410
(785)479-2354
Drawing Date: 08/25/16