

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTIONS:

TRACT 1

A portion Lot 9, Block 8, Westridge Addition Phase 2 Amended Plat, City of Marquette, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 26th day of January, 2024:

Beginning at the Northwest corner of said Lot 9; thence on a NAD 83 Kansas South Zone bearing of North 89°31'39" East on the North line of said Lot 9 a distance of 149.70 feet to the Northeast corner of said Lot 9; thence South 00°24'12" East on the East line of said Lot 9 a distance of 48.68 feet to the intersection with the extension of the centerline alignment of the duplex party wall; thence South 89°52'45" West on said centerline a distance of 149.79 feet to the West line of said Lot 9; thence North 00°17'26" West on said West line a distance of 47.76 feet;

Containing **7,221 Square Feet** and subject to any easements or restrictions of record.

TRACT 2

A portion Lot 9, Block 8, Westridge Addition Phase 2 Amended Plat, City of Marquette, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 26th day of January, 2024:

Commencing at the Northwest corner of said Lot 9; thence on a NAD 83 Kansas South Zone bearing of South 00°17'26" East on the West line of said West line a distance of 47.76 feet to the intersection with the extension of the centerline alignment of the duplex party wall the, being the point of beginning; thence North 89°52'45" East on said centerline a distance of 149.79 feet to the East line of said Lot 9; thence South 00°24'12" East on said East line a distance of 46.08 feet to the Southeast corner of said Lot 9; thence South 89°33'47" West on the South line of said Lot 9 a distance of 149.88 feet to the Southwest corner of said Lot 9; thence North 00°17'26" West on the West line of said Lot 9 a distance of 46.91 feet to the point of beginning.

Containing **6,966 Square Feet** and subject to any easements or restrictions of record.

SURVEYOR'S NOTES:

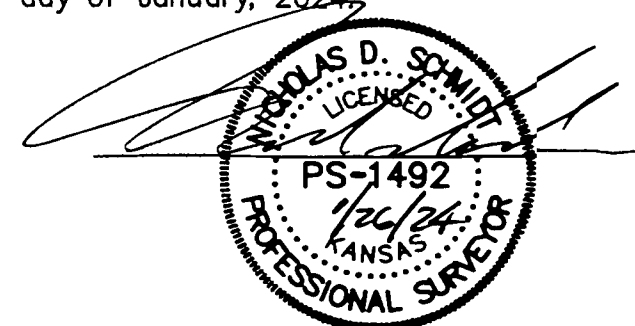
- Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been verified by this Survey.
- All measurements are in US Survey Feet.

LEGEND

- - Survey Monument Found 5/8" Rebar w/Forgey Cap
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (M) - Measured
- (PL) - Platted
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 26th day of January, 2024.



Prepared For:		Description:	
COLDWELL BANKER		LOT 9, BLOCK 8, WESTRIDGE ADD. PHASE 2 AMENDED PLAT MARQUETTE, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: KDZ	Scale: 1"=10'	Date of Field Work: January 15, 2024	Job No:
Checked By: NDS	Date: 01/26/2024	Sheet 1 of 1 Sheet(s)	G2024-30