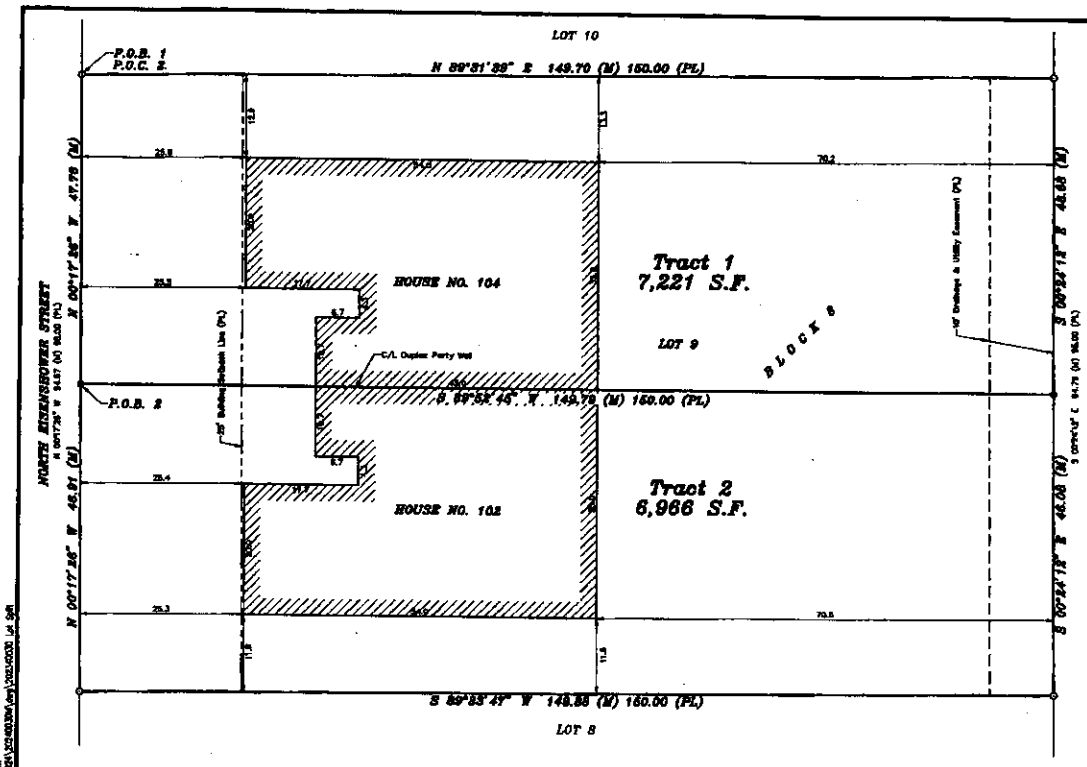

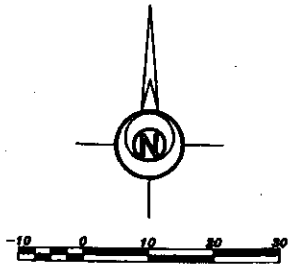

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

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°31'38" 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 46.68 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 line, 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 45.91 feet to the point of beginning.

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

SURVEYOR'S NOTES:

1. 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.
2. All measurements are in US Survey Feet.

LEGEND

- ○ – Survey Monument Found 5/8" Rebar w/Firmg Cap
- ● – 5/8" x 24" Iron Rebar Set w/GSS CLS 55 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.

NICHOLAS D. SCHMIDT
LICENSED
PS-1492
KANSAS
PROFESSIONAL SURVEYOR

Prepared For: COLDWELL BANKER	Description: LOT 9, BLOCK 8, WESTRIDGE ADD. PHASE 2 AMENDED PLAT MARQUETTE, KANSAS
Prepared By: Garber Surveying Service, P.A. — HUTCHINSON 2948 North Plum St. 67502 Ph. 620-441-7002 (Main Office) — BRANCH OFFICES: MCPHERSON Ph. 620-241-6443, SALINA Ph. 785-404-4302, MANHATTAN Ph. 785-320-8530, NEWTON Ph. 316-283-0033, WICHITA Ph. 316-300-0933	
Drawn By: KBK — Scale: 1"=30' — Date of Field Work: January 15, 2024 — Job No: G2024-30	
Checked By: NDS — Date: 01/26/2024 — Sheet 1 of 1 Sheet(s)	

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Plot Date & Time Friday, January 26, 2024 2:19:47 PM by Plot Path C:\LSX_2024\LSX\PROJ\G2024\30\Plat.dwg\G2024-30.dwg Layout: Plat