

# Heller Boundary Surveys

William B. Heller, P.S.1202 ~ Cellular: 1-620-245-8023

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## Certificate of Survey

This is to certify and acknowledge that I, William B. Heller, a registered land surveyor in the County of McPherson, State of Kansas, surveyed the following:

**House Pad Site:** Commencing at the West One Quarter (1/4) Corner of Section Seventeen (17), Township Seventeen (17) South, Range Three (3) West of The Sixth Principal Meridian; South 00 degrees 51 minutes 23 seconds East along the west section line of said section seventeen (17), 856.42 feet; thence North 89 degrees 10 minutes 32 seconds East, 31.90 feet; thence South 00 degrees 54 minutes 08 seconds East, 125.00 feet; thence North 89 degrees 20 minutes 11 seconds East, 27.52 feet; thence South 01 degrees 10 minutes 48 seconds East, 12.17 feet to The Point of Beginning; thence continuing South 01 degrees 10 minutes 48 seconds East, 72.28 feet; thence North 88 degrees 33 minutes 43 seconds East, 50.68 feet; thence North 01 degrees 16 minutes 57 seconds West, 71.81 feet; thence South 89 degrees 06 minutes 02 seconds West, 50.55 feet to The Point of Beginning. House Pad Site is located in Lots One (1) and Two (2), Block One (1), Corrected Plat of Peterson Estates Subdivision, A REPLAT OF A PORTION OF SOUTH PARK ADDITION AND A PORTION OF GUSTAFSON'S ADDITION TO THE CITY OF LINDSBORG, McPHERSON COUNTY, KANSAS, Section Seventeen (17), Township Seventeen (17) South – Range Three (3) West of the Sixth Principal Meridian.

**Shed Pad Site:** Commencing at the West One Quarter (1/4) Corner of Section Seventeen (17), Township Seventeen (17) South, Range Three (3) West of The Sixth Principal Meridian; South 00 degrees 51 minutes 23 seconds East along the west section line of said section seventeen (17), 856.42 feet; thence North 89 degrees 10 minutes 32 seconds East, 31.90 feet; thence South 00 degrees 54 minutes 08 seconds East, 125.00 feet; thence North 89 degrees 20 minutes 11 seconds East, 79.08 feet; thence South 04 degrees 11 minutes 25 seconds East, 12.13 feet to The Point of Beginning; thence continuing South 04 degrees 11 minutes 25 seconds East, 29.65 feet; thence North 88 degrees 34 minutes 37 seconds East, 29.73 feet; thence North 01 degrees 25 minutes 00 seconds West, 29.60 feet; thence South 88 degrees 36 minutes 06 seconds West, 31.17 feet to The Point of Beginning. Shed Pad Site is located in Lot Two (2), Block One (1), Corrected Plat of Peterson Estates Subdivision, A REPLAT OF A PORTION OF SOUTH PARK ADDITION AND A PORTION OF GUSTAFSON'S ADDITION TO THE CITY OF LINDSBORG, McPHERSON COUNTY, KANSAS, Section Seventeen (17), Township Seventeen (17) South – Range Three (3) West of the Sixth Principal Meridian.

William B. Heller, P.S. 1202  
August 20, 2021

For: Ted K. Arbury and Katherine J. Englund  
517 N. 2<sup>nd</sup> Street  
Lindsborg, KS 67456



## **Report of Survey**

Research of the records at the McPherson County Public Works Department and McPherson County Court House revealed the following information:

**Roads:** Coronado Street road right of way varies from 31.9 feet at the N.W. corner of Peterson Estates to 32.6 feet at the S.W. corner of Peterson Estates. A 25.00' drainage ditch easement exists on the south and east sides of said Lots 1 & 2.

**Surveys:** Peterson Estates Subdivision, an addition to the City of Lindsborg, dated October 10, 1991.

**Field Procedure:** G.P.S. positions were observed with Ashtech Static G.P.S. receivers. Distances and angles read with a Nikon DTM 522 Total Station. All distances are calculated/measured distances. I set 1/2" x 24 " rebars at the property pins monumented.

Heller Boundary Surveys, William B. Heller, P.L.S. 1202, Cell Ph: 620-245-8023, 863 S. 9th Street, Salina, KS 67401  
 W. 1/4 Cor, Sec. 17, T17S-R3W  
 Found: "MAG" nail at surface  
 Origin: unknown

Lots One (1) and Two (2), Block One (1), Peterson Estates Subdivision  
 Lindsborg, McPherson County, Kansas, Section 17, T17S-R3W of The 6th P.M.

Proposed elevated pads for House and Utility  
 Shed partially located in Zone AE

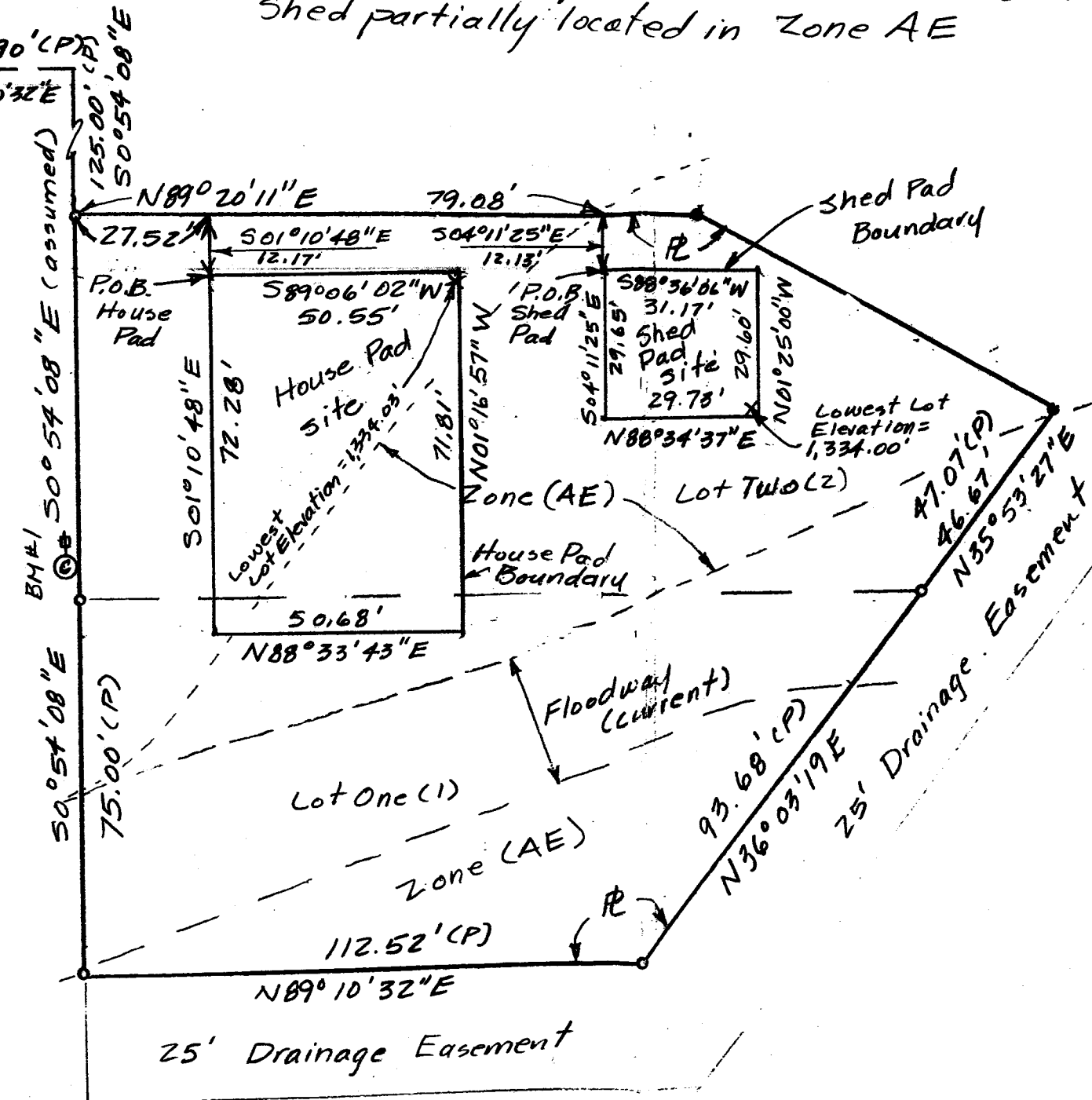
Legend  
 ▲ = Section Corner Found  
 ● = 3/8" rebar and Barber I.D. cap found  
 ○ = 1/2" x 24" rebar and I.D. cap set  
 ± = Section Line  
 R = Property Line  
 BM = Benchmark for elevation control  
 (P) = Platted distance  
 P.O.B. = Point of Beginning

Scale: 1" = 30'

© = 1,333.98' = BM#1 = 1/2" x 24" rebar flush with ground.  
 Base Flood Elevation = 1,333.00' (NAVD88 Datum)

Coronado Street 50°51'23"E 467.11'

W. 1/16 Cor, S.W. 1/4 Sec. 17, T17S-R3W Note: G.P.S. Elevation Datum is N.A.V.D. 1988.  
 Found: "MAG" nail  
 Origin: unknown



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Note: All distances are calculated measured distances.