

BENCHMARKS:
OPUS-GSS Internal McPherson Office Control 001:
5/8" Rebar w/Red GSS cap, located ±925' North and ±30 West of the intersection of Wells Fargo Road and K-4 Highway (North Harrison Street).

SBM-1:
Square cut on back of curb, North side of Coronado Court.
Elevation=1349.49 (NAVD88)

SBM-2:
T-Post set approximately 1.09' North and 483.03' West of the Northeast corner of the Southwest quarter of Section 8, Township 17 South, Range 3 West.
Elevation=1328.37 (NAVD88)

SBM-3:
NW Cor. SW 1/4 Sec. 8, T17S, R3W
Fd. 5/8" Rebar from County Reference Ties of Record
Ernest Canter Jr. 08/07/2009
Elevation=1328.17 (NAVD88)

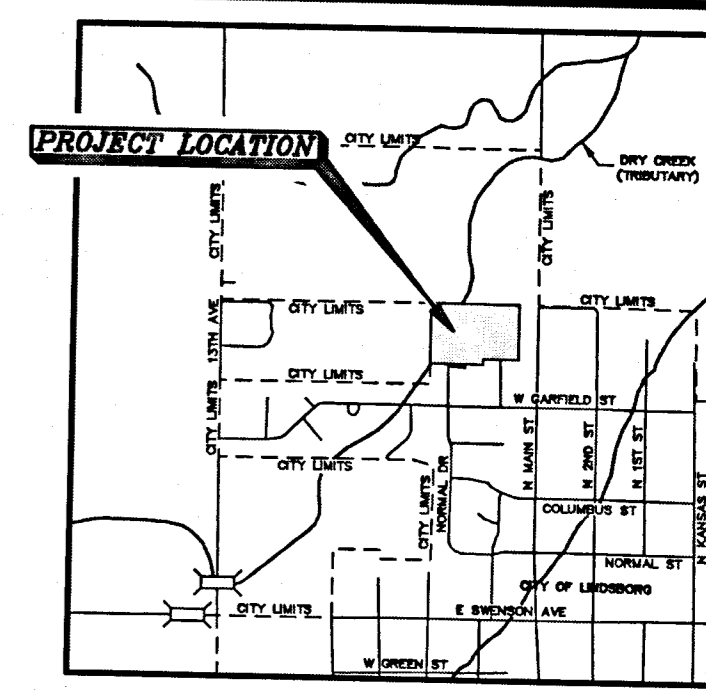
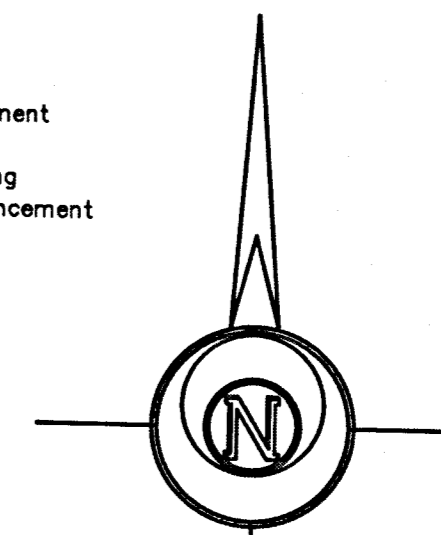
FLOOD NOTE:
According to Flood Insurance Rate Map No. 20113C0058E (dated January 16, 2009) published by the Federal Emergency Management Agency, the property described above lies within Zone "A", which is defined as "No Base Flood Elevation determined."

FINAL PLAT

HVEN ACRES

A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LINDSBORG, MCPHERSON COUNTY, KANSAS.

LEGEND
△ - Sectional Monument Found
○ - Survey Monument Found
● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
SBM - Site Benchmark
(C) - Calculated
(M) - Measured
(PL) - Plotted
(R) - Record measurement
(PS) - Previous Survey
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement



LINDSBORG, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

40 0 40 80 120
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE
DESCRIPTION:

A portion of the Southwest Quarter of Section 8, Township 17 South, Range 03 West of the 6th Principal Meridian, City of Lindsborg, McPherson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of Section 8, Township 17 South, Range 03 West of the 6th Principal Meridian; thence with a bearing of South 89°50'16" West (basis of bearings is of beginning; thence South 00°36'21" East along the West line of the Corrected Plat of Normal Addition 454.95 feet to a point 3.44 feet West of the Northeast corner of Lot 1, Block 2, Northridge II Addition; thence South 89°57'20" West along the North line of Northridge II Addition 288.05 feet (288.00 feet per Record) to the Northwest corner of Lot 1, Block 1, Northridge II Addition; thence South 00°23'19" East along the West line of Northridge II Addition 50.17 feet (50.00 feet per Record) to the Northeast corner of Lot 1, Block 4, Northridge II Addition; thence South 89°52'47" West along the North line of Northridge II Addition 436.00 feet (per Record) to the Northwest corner of Lot 4, Block 3, Northridge II Addition; thence North 00°34'26" West 504.21 feet to a point on the North line of the Southwest Quarter, said point being 1751.74 feet East of the Northwest Quarter of the Southwest Quarter; thence North 89°50'16" East along the North line of said Southwest Quarter 723.95 feet to the point of beginning, containing 8.055 Acres.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Lindsborg, Kansas, have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Hutchinson, Kansas,
this 4th day of June, A.D. 2020.

Daniel E. Garber
Professional Surveyor
PS-683
KANSAS
Professional Surveyor

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

This is to certify that the undersigned owner(s) of the land described in the Survey 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 **HVEN ACRES**; that all highways, streets, alleys, easements and public grounds 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 restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas.

ROLANDER FAMILY TRUST

Ronald Rolander, Trustee
Marsha Rolander, Trustee

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

The foregoing instrument was acknowledged before me this 9th day of June, 2020, by Ronald Rolander and Marsha Rolander, Trustees of the Rolander Family Trust on behalf of said trust.

Notary Public
My Comm. Expires 12/15/2023

(SEAL)
My appointment expires: 12/15/2023

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

This plat was approved by the Lindsborg City Planning Commission on this 23rd day of June, 2020, and was recommended for approval by the City Council of Lindsborg, Kansas.

Date Signed: 6-23, 2020.
Chairperson: John Mattox
Secretary: Gary Shogren

REGISTER OF DEEDS CERTIFICATE

Laurie B. Wiziards, Register of Deeds
McPherson County, Kansas
Book: LC Page: 82
Recd #: 213331
Pages Recorded: 1
Casher Initials: Melissa
Date Recorded: 7/7/2020 11:35:17 AM
This is to certify that this instrument was filed for record in the Register of Deeds Office, at 11:35 AM, a.m./p.m., on the 7th day of July, 2020.

CLOSURE TABLE

No.	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	19°12'60"	190.00	63.72	32.16	63.43	S 09°39'10" E
C2	18°39'19"	190.00	61.86	31.21	61.59	N 09°56'00" W
C3	130°45'05"	60.00	136.92	130.90	109.09	N 89°52'47" E
C4	19°12'60"	215.00	72.11	36.40	71.77	S 09°39'10" E
C5	18°39'19"	165.00	53.72	27.10	53.49	N 09°56'00" W
C6	19°12'60"	165.00	55.34	27.93	55.08	S 09°39'10" E
C7	18°39'19"	215.00	70.00	35.31	69.69	N 09°56'00" W

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid delinquent taxes, and no deferred taxes against any of the land included in this plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at McPherson, Kansas, this 6th day of July, A.D. 2020.

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

Reviewed by the Unified Government Surveyor this 8th day of July, 2020. 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, RLS #1202, County Surveyor

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

This plat approved and all dedications shown on this plat, if any, are hereby accepted by the City Council, City of Lindsborg, Kansas, this 25th day of June, 2020.

ATTEST:
Roxie Sjögren, City Clerk

CERTIFICATE OF THE CITY ATTORNEY

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

Approved this 1st day of July, A.D. 2020.

City Attorney for the City of Lindsborg, Kansas

William E. Gusenius, City Attorney

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid delinquent taxes, and no deferred taxes against any of the land included in this plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at McPherson, Kansas, this 6th day of July, A.D. 2020.

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

Reviewed by the Unified Government Surveyor this 8th day of July, 2020. 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.

Hollie D. Melroy, County Clerk

City Attorney for the City of Lindsborg, Kansas

William E. Gusenius, City Attorney

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