

NUM. INDEX 25
COMPUTER JF
PICTURED JF
IMAGED JF

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-29-03 Time 11:46 am

Jean A. Bauer

REGISTER OF DEEDS

SHEET 1 OF 3

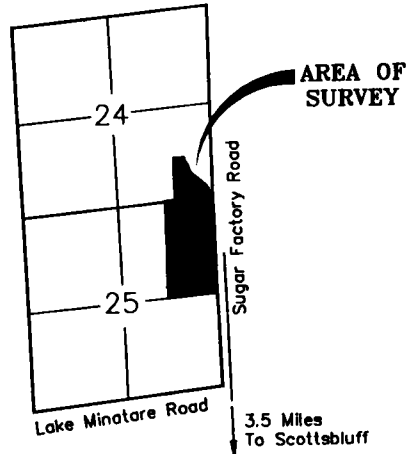
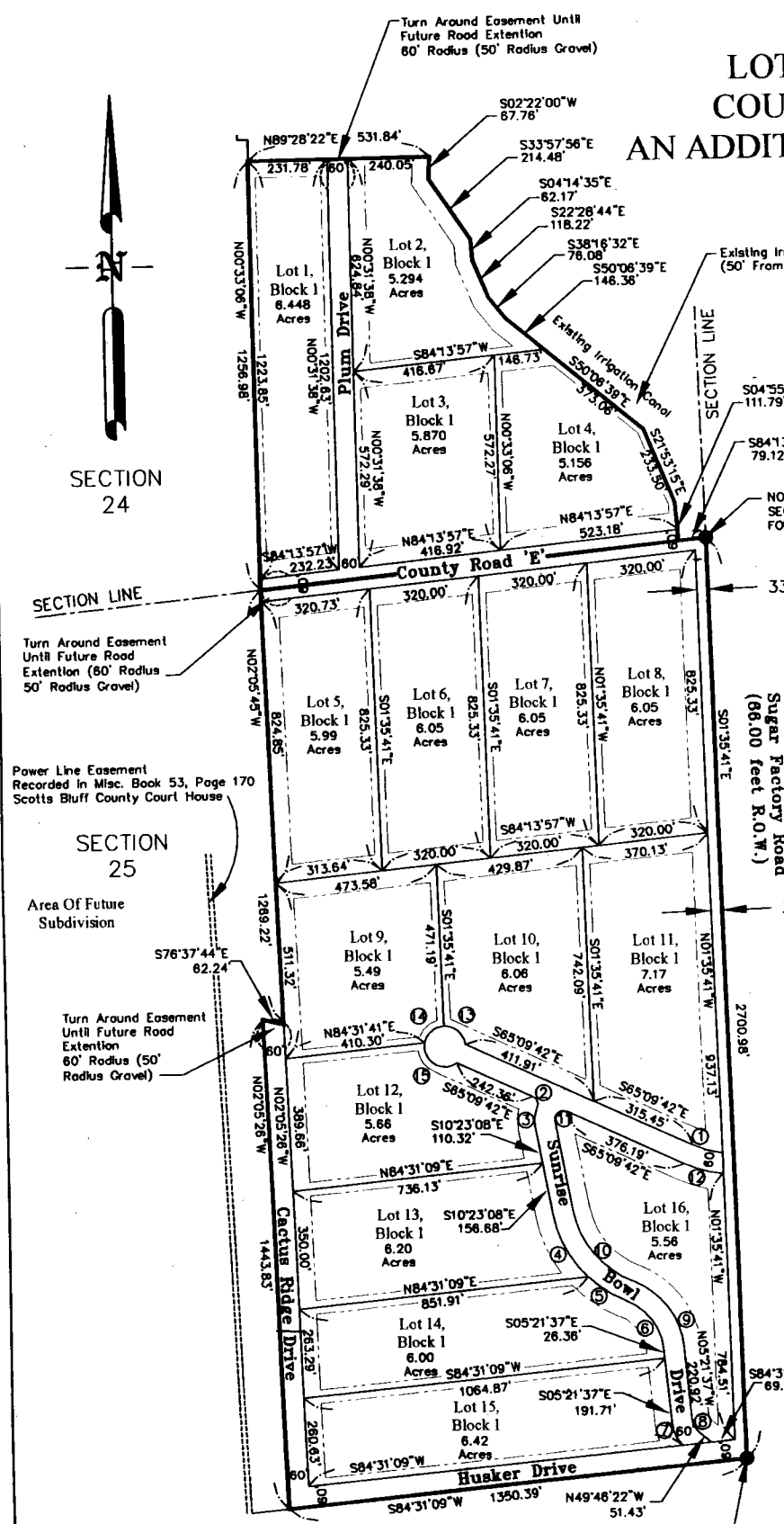
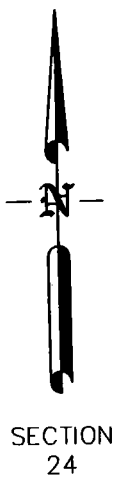
NUM PAGES 3
DOC TAX PD - CHG - RET
FEES 24.00 PD - CHG - RET
TOTAL _____
CK NUM ck 24.00 BY _____
REC'D LaMont Townsend BY _____

FINAL PLAT

LOTS 1 THROUGH 16, BLOCK 1

COUNTRY LIVING SUBDIVISION

AN ADDITION TO SCOTTS BLUFF COUNTY, NEBRASKA



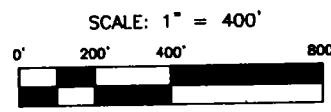
CURVE DATA

- | | |
|---|--|
| ① R= 300.00
L= 91.35'
Tan=46.03
Δ= 17°26'44"
Chord Length= 90.99'
Chord Bearing= S73°53'05"E | ⑨ R= 235.00'
L= 258.47'
Tan= 144.06
Δ= 63°01'05"
Chord Length= 245.64'
Chord Bearing= S36°52'10"E |
| ② R= 25.00
L= 39.29'
Tan=25.02
Δ= 90°02'52"
Chord Length= 35.37'
Chord Bearing= N20°08'17"E | ⑩ R= 280.00'
L= 283.41'
Tan=155.18
Δ= 57°59'35"
Chord Length= 271.46'
Chord Bearing= S39°22'55"E |
| ③ R= 90.00'
L= 55.40'
Tan= 28.61'
Δ= 35°16'17"
Chord Length= 54.53'
Chord Bearing= N07°15'01"E | ⑪ R= 25.00'
L= 54.64'
Tan= 48.25
Δ= 125°13'25"
Chord Length= 44.40'
Chord Bearing= N52°13'35"E |
| ④ R= 340.00'
L= 213.25'
Tan=110.27
Δ= 35°56'13"
Chord Length= 209.78'
Chord Bearing= S28°21'14"E | ⑫ R= 360.00'
L= 119.09'
Tan=60.09
Δ= 18°57'11"
Chord Length= 118.54'
Chord Bearing= S74°38'18"E |
| ⑤ R= 340.00'
L= 130.88'
Tan=66.26
Δ= 22°03'22"
Chord Length= 129.97'
Chord Bearing= S57°18'43"E | ⑬ R= 60.00'
L= 90.51'
Tan=56.38
Δ= 86°25'58"
Chord Length= 82.17' |
| ⑥ R= 175.00'
L= 192.48'
Tan=107.28
Δ= 63°01'05"
Chord Length= 182.92'
Chord Bearing= S36°52'10"E | ⑭ R= 60.00'
L= 80.97'
Tan=48.00
Δ= 77°19'09"
Chord Length= 74.96'
Chord Bearing= S49°44'45"W |
| ⑦ R= 105.00'
L= 74.50'
Tan= 38.90
Δ= 40°39'16"
Chord Length= 72.95'
Chord Bearing= S25°41'15"E | ⑮ R= 60.00'
L= 142.68'
Tan=149.44
Δ= 136°14'52"
Chord Length= 111.36' |
| ⑧ R= 45.00'
L= 34.88'
Tan=18.87
Δ= 44°24'45"
Chord Length= 34.01'
Chord Bearing= S27°34'00"E | |

Note:
The Area To Be Platted And The Surrounding Parcels Are Currently Zoned "A" (Agricultural District). Zoning For The Proposed Plat Is "AG" (Agricultural Residential)

Building Setbacks:
50 feet front and back lot
20 feet side lot
80 feet county road

Road Right Of Way Widths
Plum Drive - 60 Feet - 30 Foot Driving Width
Sunrise Bowl Drive - 60 Feet - 30 Foot Driving Width
Hill Top Drive - 60 Feet - 30 Foot Driving Width
Cactus Ridge Drive - 60 Feet - 30 Foot Driving Width
County Road E - 66 Feet - 30 Foot Driving Width



Prepared For:
LaMont O. Townsend
210198 Lucas Rd.
Scottsbluff, NE 69361

Prepared by
Baker & Associates, Inc.
Engineers Planners Consultants
Scottsbluff, Nebraska
October 8, 2003

FINAL PLAT (SHEET 3 OF 3)
LOTS 1 THROUGH 16, BLOCK 1
COUNTRY LIVING SUBDIVISION
AN ADDITION TO SCOTTS BLUFF COUNTY,
NEBRASKA

OWNER'S STATEMENT

We, the undersigned, being the owners of the tract of land situated in the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 25 (Twenty Five) & part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 24 Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as LOTS 1 THROUGH 16, BLOCK 1, COUNTRY LIVING SUBDIVISION, AN ADDITION TO SCOTTS BLUFF COUNTY, NEBRASKA, situated in the in the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 25 (Twenty Five) & part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 24 Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the County Road right-of-way, Access and Utility Easements shown on the accompanying plat to the use and benefit of the public.

Dated this 9 day of Oct., 2003.

LaMont O. Townsend
LaMont O. Townsend

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came LaMont O. Townsend, to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 9 DAY OF Oct., 2003.

Lita Delcamp
Notary Public



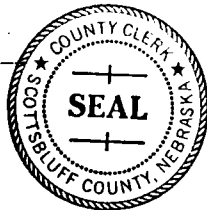
My commission expires: 2-16-04

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 THROUGH 16, BLOCK 1, COUNTRY LIVING SUBDIVISION, AN ADDITION TO SCOTTS BLUFF COUNTY, NEBRASKA, situated in the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 25 (Twenty Five) & part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 24 Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution passed this 9 day of October, 2003, conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this approval.

Monty Smith
Chairman of the Board

ATTEST: *Chris Aloney*
County Clerk



Prepared For:
LaMont O. Townsend
210198 Lucas Rd.
Scottsbluff, NE 69361

Prepared by
Baker & Associates, Inc.
Engineers Planners Consultants
Scottsbluff, Nebraska
October 8, 2003

FINAL PLAT (SHEET 2 OF 3)
 LOTS 1 THROUGH 16, BLOCK 1
 COUNTRY LIVING SUBDIVISION
 AN ADDITION TO SCOTTS BLUFF COUNTY,
 NEBRASKA

LEGAL DESCRIPTION:

A tract of land lying in the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 25 (Twenty Five) & part of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 24 Township 23 North, Range 55 West of the 6th principal meridian, more particularly described as follows:

Commencing at the Northeast Corner of Section 25, said point being the POINT OF BEGINNING;

Thence South $01^{\circ}35'41''$ East (Assumed Basis Of Bearing) on the East line of Section 25 a distance of 2700.98 feet to the East Quarter Corner of said Section;

Thence South $84^{\circ}31'09''$ West on the East/West Quarter Line of said section a distance of 1350.39 feet;

Thence North $02^{\circ}05'26''$ West a distance of 1443.83 feet;

Thence South $76^{\circ}37'44''$ East a distance of 62.24 feet;

Thence North $02^{\circ}05'45''$ West a distance of 1269.22 feet to a point on the North line of Section 25;

Thence North $84^{\circ}13'57''$ East on the North line of Section 25 a distance of 1314.22 feet to the POINT OF BEGINNING containing 82.42 acres, more or less.

and also

Commencing at the Northeast corner of Section 25;

Thence South $84^{\circ}13'57''$ West on the South line of Section 24 a distance of 79.12 feet to the POINT OF BEGINNING;

Thence South $84^{\circ}13'57''$ West on the South line of Section 24 a distance of 1235.10 feet;

Thence North $00^{\circ}33'06''$ West a distance of 1256.98 feet;

Thence North $89^{\circ}28'22''$ East a distance of 531.84 feet;

Thence South $02^{\circ}22'00''$ West a distance of 67.76 feet;

Thence South $33^{\circ}57'56''$ East a distance of 214.48 feet;

Thence South $04^{\circ}14'35''$ East a distance of 62.17 feet;

Thence South $22^{\circ}28'44''$ East a distance of 118.22 feet;

Thence South $38^{\circ}16'32''$ East a distance of 76.08 feet;

Thence South $50^{\circ}06'39''$ East a distance of 519.42 feet;

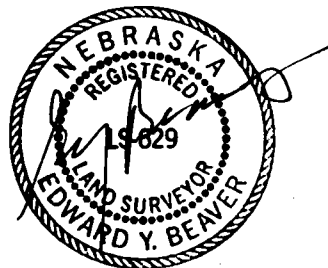
Thence South $21^{\circ}53'15''$ East a distance of 233.50 feet;

Thence South $04^{\circ}55'20''$ East a distance of 111.79 feet to the POINT OF BEGINNING, containing 24.71 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Edward Y. Beaver, Nebraska Registered Land Surveyor 629, do hereby certify that the tract of land described and shown on the accompanying drawing was surveyed under my direct supervision; that the accompanying drawing is to the best of my knowledge and belief true and correct delineation of said survey drawn to a scale of 400 feet to the inch; that the drawing was made under my direct supervision; that the distances given are in feet and decimals of a foot; that the area is as shown; that the bearings are assumed, and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 8th day of Oct, 2003.
 Edward Y. Beaver
 Nebraska Registered Land Surveyor Number 629



Prepared For:
 LaMont O. Townsend
 210198 Lucas Rd.
 Scottsbluff, NE 69361

Prepared by
Baker & Associates, Inc.
 Engineers Planners Consultants
 Scottsbluff, Nebraska
 October 8, 2003