

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 16.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 CK NUM ck 16.00 BY \_\_\_\_\_  
 REC'D Larry Hubbard BY \_\_\_\_\_

NUM. INDEX B  
 COMPUTER E. P.  
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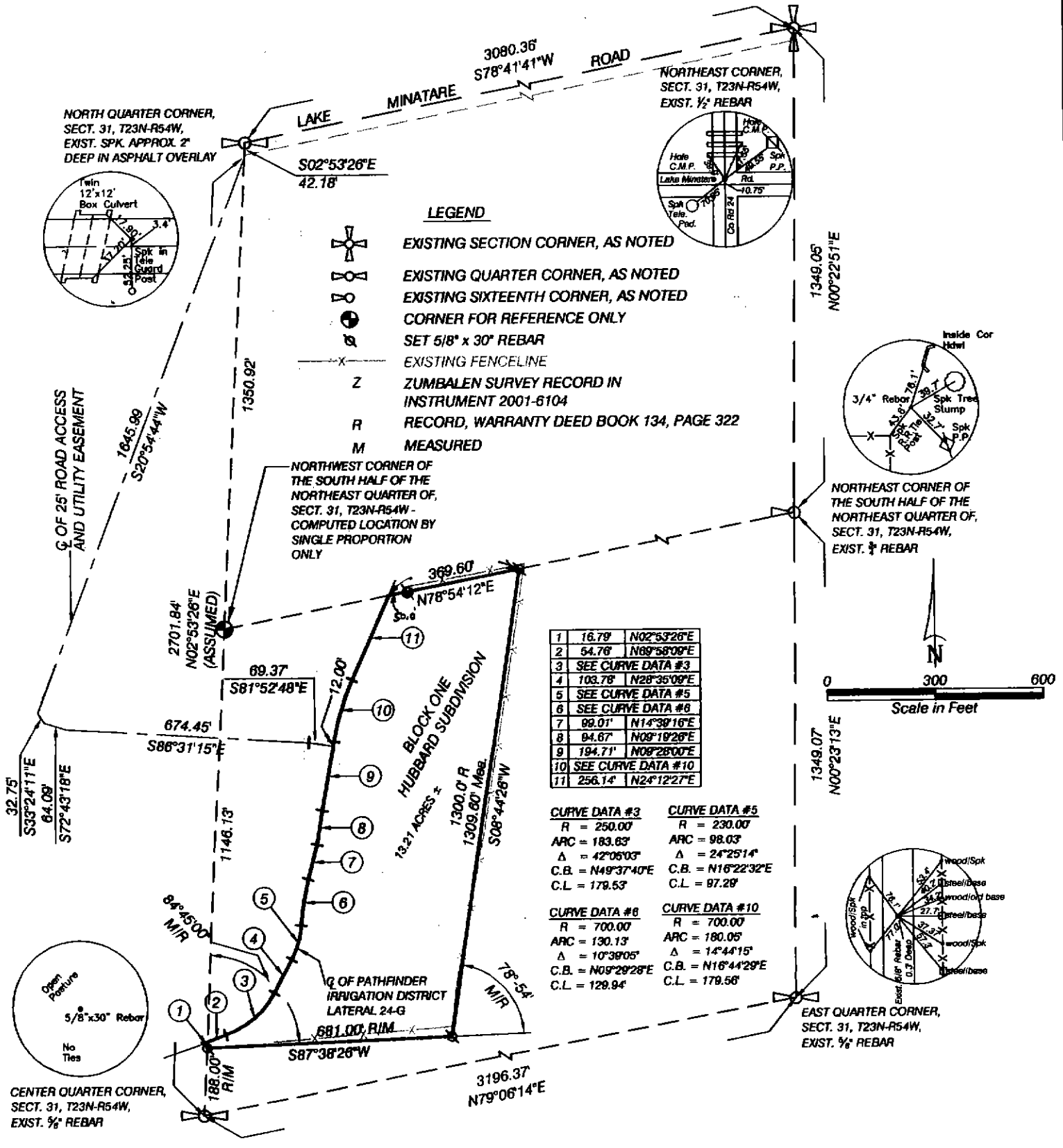
RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 9-29-04 Time 2:05 PM  
 Inst. 2004-7240

Jean A. Bauer  
 REGISTER OF DEEDS

**FINAL PLAT**

**BLOCK ONE,  
 HUBBARD SUBDIVISION,  
 SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
 SECTION 31, TOWNSHIP 23 NORTH RANGE 54 WEST OF THE 6TH P.M.  
 SCOTTS BLUFF COUNTY, NEBRASKA**



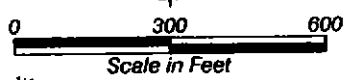
**LEGEND**

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER CORNER, AS NOTED
- EXISTING SIXTEENTH CORNER, AS NOTED
- CORNER FOR REFERENCE ONLY
- SET 5/8" x 30" REBAR
- EXISTING FENCELINE
- ZUMBALEN SURVEY RECORD IN INSTRUMENT 2001-6104
- RECORD, WARRANTY DEED BOOK 134, PAGE 322
- MEASURED

1	16.79'	N02°53'26"E
2	54.76'	N09°58'09"E
3	SEE CURVE DATA #3	
4	103.78'	N28°35'09"E
5	SEE CURVE DATA #5	
6	SEE CURVE DATA #6	
7	89.01'	N14°39'16"E
8	84.67'	N09°19'26"E
9	194.71'	N08°28'00"E
10	SEE CURVE DATA #10	
11	256.14'	N24°12'27"E

<b>CURVE DATA #3</b>	<b>CURVE DATA #5</b>
R = 250.00'	R = 230.00'
ARC = 183.63'	ARC = 98.03'
Δ = 42°06'03"	Δ = 24°25'14"
C.B. = N49°37'40"E	C.B. = N16°22'32"E
C.L. = 179.53'	C.L. = 87.29'

<b>CURVE DATA #6</b>	<b>CURVE DATA #10</b>
R = 700.00'	R = 700.00'
ARC = 130.13'	ARC = 180.05'
Δ = 10°39'05"	Δ = 14°44'15"
C.B. = N09°29'28"E	C.B. = N16°44'29"E
C.L. = 129.94'	C.L. = 179.56'



EAST QUARTER CORNER,  
 SECT. 31, T23N-R54W,  
 EXIST. 5/8" REBAR

BLOCK ONE,  
HUBBARD SUBDIVISION,  
SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned being the owners of that land situated in the Southwest Quarter of the Northeast Quarter of Section 31, Township 23 North, Range 54 West of the 6th P.M., 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 BLOCK ONE, HUBBARD SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., 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 roadway and utility easement as shown on the final plat

DATED THIS 15<sup>th</sup> DAY OF June, 2004.

Larry Hubbard  
Larry Hubbard, Husband

Mary Lee Hubbard  
Mary Lee Hubbard, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Larry Hubbard and Mary Lee Hubbard, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 15<sup>th</sup> DAY OF June, 2004.



Kelly A. Beatty  
Notary Public



My Commission Expires: \_\_\_\_\_

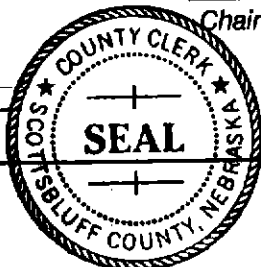


APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, HUBBARD SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 16<sup>th</sup> day of August, 2004, 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.

Shirley Stork  
Chairman of the Board

Attest: Kelly A. Beatty  
County Clerk



BLOCK ONE,  
HUBBARD SUBDIVISION,  
SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Block One, Hubbard Subdivision, situated in the Southwest Quarter of the Northeast Quarter of Section 31, Township 23 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of the Northeast Quarter of Section 31, thence northerly on the west line of the Northeast Quarter of Section 31, on an assumed bearing of N02°53'26"E, a distance of 188.00 feet, to the Point of Beginning, thence continuing on said west line of Northeast Quarter of Section 31, bearing N02°53'26"E, a distance of 16.79 feet, to the point of intersection with the centerline of the Pathfinder Irrigation District Canal Lateral 24-G, thence northeasterly on said centerline, bearing N69°58'09"E, a distance of 54.76 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 42°05'03", a radius of 250.00 feet, chord length of 179.53 feet and a chord bearing of N49°37'40"E, thence northeasterly on arc of said curve and said centerline, a distance of 183.63 feet, thence bearing N28°35'09"E, on said centerline, a distance of 103.78 feet, to the point of curvature of a tangent curve to the left, said curve having a central angle of 24°25'14", a radius of 230.00 feet, chord length of 97.29 feet and a chord bearing of N16°22'32"E, thence northeasterly on arc of said curve and said centerline, a distance of 98.03 feet, to the point of curvature of a reverse curve to the right, said curve having a central angle of 10°39'05", a radius of 700.00 feet, chord length of 129.94 feet and a chord bearing of N00°29'28"E, thence northeasterly on arc of said curve and said centerline, a distance of 130.13 feet, thence bearing N14°39'16"E, on said centerline, a distance of 99.01 feet, thence bearing N09°19'26"E, on said centerline, a distance of 94.67 feet, thence bearing N09°28'00"E, on said centerline, a distance of 194.71 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of 14°44'15", a radius of 700.00 feet, chord length of 179.56 feet and a chord bearing of N16°44'29"E, thence northeasterly on arc of said curve and said centerline, a distance of 180.05 feet, thence bearing N24°12'27"E, on said centerline, a distance of 256.14 feet, to the point of intersection with the north line of the South Half of the Northeast Quarter of Section 31, thence easterly on said North line of the South Half of the Northwest Quarter of Section 31, bearing N78°54'12"E, a distance of 369.60 feet, thence bearing S08°44'26"W, a distance of 1309.60 feet, thence bearing S87°38'26"W, a distance of 681.00 feet, to the Point of Beginning, containing an area of 13.21 acres, more or less.

AND said above described property shall have a 25 feet wide access and utility easement from Lake Minatare Road to west line of above described tract of land, said 25 feet access and utility easement, the centerline more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of Section 31, and on said centerline, a distance of 42.18 feet, thence bearing S20°53'26"E on the west line of the Northeast Quarter of Section 31, and on said centerline, a distance of 1645.99 feet, thence bearing S33°24'11"E, on said centerline, a distance of 32.75 feet; thence bearing S72°43'18"E, on said centerline, a distance of 64.09 feet, thence bearing S86°31'15"E, on said centerline, a distance of 674.45 feet, thence bearing S81°52'48"E, on said centerline, a distance of 69.37 feet to the point of intersection with the centerline of Pathfinder Irrigation District Canal Lateral 24-G, and the point of termination of said 25 feet wide access and utility easement.

That the accompanying plat is a true delineation of said survey drawn to a scale of 300 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 11<sup>th</sup> day of June, 20 04.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

  
\_\_\_\_\_  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

