



2005-7380

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Q.A. Bauer

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-6-05 Time 8:22 AM

Inst. 2005 7380

Jean A. Bauer

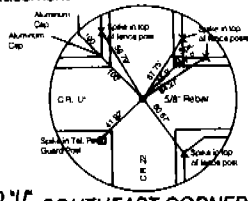
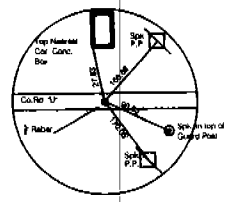
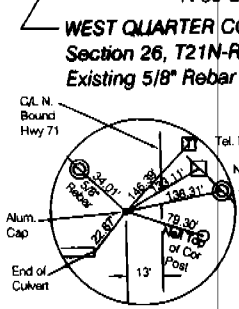
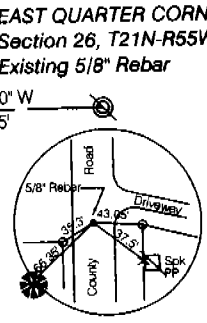
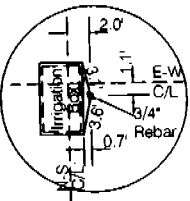
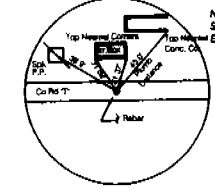
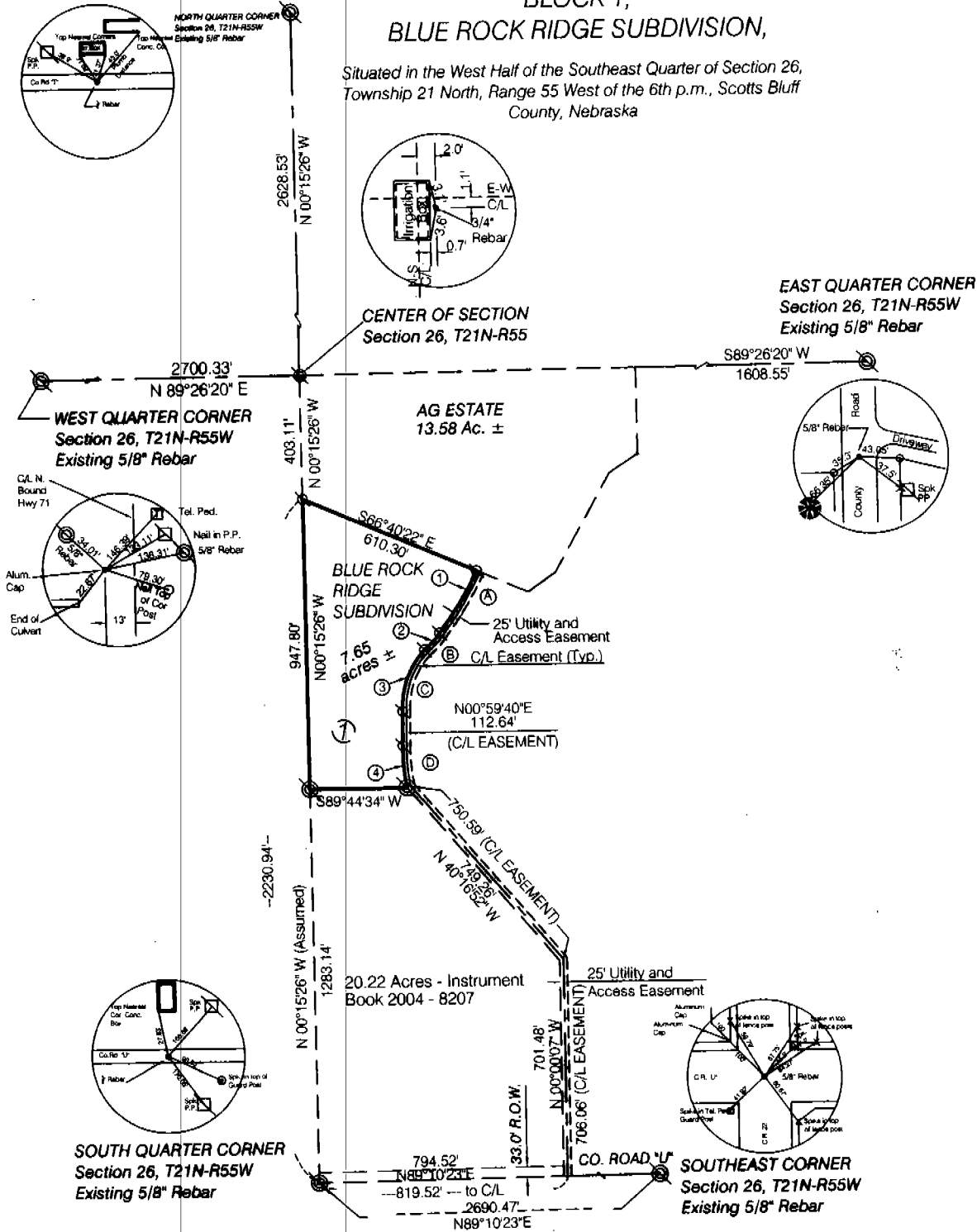
REGISTER OF DEEDS

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG _____ RET _____
TOTAL ck 16.00
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RET _____

FINAL PLAT

BLOCK 1, BLUE ROCK RIDGE SUBDIVISION,

Situated in the West Half of the Southeast Quarter of Section 26,
Township 21 North, Range 55 West of the 6th p.m., Scotts Bluff
County, Nebraska

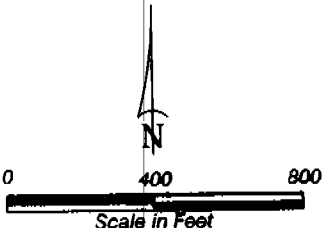


CURVE DATA - PROPERTY LINE

Curve No. 1 (Non-Tangent Curve)	Curve No. 2 (Non-Tangent Curve)
Δ = 11°-44'-48"	Δ = 17°-53'-11"
R = 1140.29'	R = 235.23'
Arc = 233.78'	Arc = 73.44'
Ch Bearing = S32°01'53\"/>	
Lc = 233.37'	Ch Bearing = S42°51'59\"/>
	Lc = 73.14'
Curve No. 3 (Non-Tangent Curve)	Curve No. 4 (Non-Tangent Curve)
Δ = 46°-49'-51"	Δ = 13°-05'-58"
R = 286.85'	R = 615.57'
Arc = 218.11'	Arc = 140.74'
Ch Bearing = S20°42'44\"/>	
Lc = 212.09'	Ch Bearing = S04°41'29\"/>
	Lc = 140.43'

CURVE DATA - C/L EASEMENT

Curve No. A (Non-Tangent Curve)	Curve No. B (Non-Tangent Curve)
Δ = 11°-43'-31"	Δ = 17°-35'-10"
R = 1152.78'	R = 247.73'
Arc = 235.91'	Arc = 76.04'
Ch Bearing = S32°01'14\"/>	
Lc = 235.50'	Ch Bearing = S42°49'04\"/>
	Lc = 75.74'
Curve No. C (Non-Tangent Curve)	Curve No. D (Non-Tangent Curve)
Δ = 46°-44'-11"	Δ = 12°-48'-08"
R = 254.35'	R = 603.07'
Arc = 218.11'	Arc = 134.75'
Ch Bearing = S20°42'44\"/>	
Lc = 212.09'	Ch Bearing = S04°32'02\"/>
	Lc = 134.47'



- Existing Corner - 5/8" Rebar or as noted
- Set 5/8" x 30" Rebar
- BLOCK NUMBER

BLOCK 1, BLUE ROCK RIDGE
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 1, BLUE ROCK RIDGE SUBDIVISION**, situated in the West Half of the Southeast Quarter of Section 26, Township 21 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the South Quarter corner of Section 26, thence northerly on the west line of the Southeast Quarter of Section 26, on an assumed bearing of $N00^{\circ}15'26''W$, a distance of 1283.14 feet, to the Northwest corner of a tract of land as recorded in Instrument Book 2004-8207, Scotts Bluff County Register of Deeds Office, and said corner being the Point of Beginning, thence continuing northerly on the west line of the Southeast Quarter of Section 26, bearing $N00^{\circ}15'26''W$, a distance of 947.80 feet, thence bearing $S66^{\circ}40'22''E$, a distance of 610.30 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of $11^{\circ}44'48''$, a radius of 1140.29 feet, a chord bearing of $S32^{\circ}01'53''W$ and a chord length of 233.37 feet, thence southwesterly on the arc of said curve, a distance of 233.78 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of $17^{\circ}53'11''$, a radius of 235.23 feet, a chord bearing of $S42^{\circ}51'59''W$, and a chord length of 73.14 feet, thence southwesterly on the arc of said curve, a distance of 73.44 feet, to the point of a non-tangent curve to the left, said curve having a central angle of $46^{\circ}49'51''$, a radius of 266.85 feet, a chord bearing of $S20^{\circ}42'44''W$, and a chord length of 212.09 feet, thence southwesterly on the arc of said curve, a distance of 218.11 feet, thence bearing $S00^{\circ}59'40''W$, a distance of 112.14 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of $13^{\circ}05'58''$, a radius of 615.57 feet, a chord bearing of $S04^{\circ}41'29''W$, and a chord length of 140.43 feet, thence southeasterly on the arc of said curve, a distance of 140.74 feet to the point of intersection with the northeast corner of said referenced tract of land, as recorded in Instrument Book 2004-8207, thence bearing $S89^{\circ}44'34''W$, on the north line of said referenced tract of land, a distance of 315.74 feet, to the Point of Beginning, containing an area of 7.65 acres, more or less.

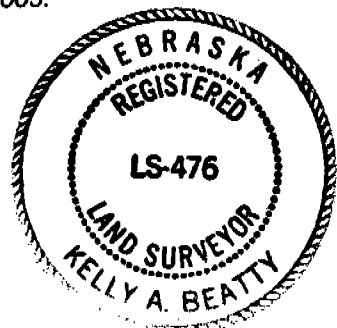
AND the above described tract of land to include a 25 foot wide access and utility easement from County Road 'U' to the north line of the above described tract, the centerline being more particularly described as follows:

Commencing at the South Quarter corner of Section 26, thence easterly on the south line of Section 26, bearing $N89^{\circ}10'23''E$, a distance of 819.52 feet, to the Point of Beginning of said centerline, and said point being 12.50 feet east of the east line of a tract of land as described in Instrument Book 2004 - 8207, thence bearing $N00^{\circ}00'07''W$, on said centerline, and 12.50 feet east of the east line of said referenced tract of land, a distance of 706.06 feet, thence bearing $N40^{\circ}16'52''W$, on said centerline and 12.50 feet east of the east line of said referenced tract of land, a distance of 750.59 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of $12^{\circ}48'08''$, a radius of 603.07 feet, a chord bearing of $N04^{\circ}32'02''W$, and a chord length of 134.47 feet, thence northwesterly on the arc of said curve, and on said centerline, a distance of 134.75 feet, thence bearing $N00^{\circ}59'40''E$, on said centerline, a distance of 112.64 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of $46^{\circ}44'11''$, a radius of 254.35 feet, a chord bearing of $N20^{\circ}42'44''E$, and a chord length of 212.09 feet, thence northeasterly on the arc of said curve, and on said centerline, a distance of 218.11 feet, to the point of reverse curve of a non-tangent curve to the left, said curve having a central angle of $17^{\circ}35'10''$, a radius of 247.73, a chord bearing of $N42^{\circ}49'04''E$, and a chord length of 75.74 feet, thence northwesterly on the arc of said curve, and on said centerline, a distance of 76.04 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of $11^{\circ}43'31''$, a radius of 1152.79 feet, a chord bearing of $N32^{\circ}01'14''E$, and a chord length of 235.50 feet, thence northeasterly on the arc of said curve, and in on said centerline, a distance of 235.91 feet, to the point of intersection with the easterly extension of the north line of the above described tract of land, and said point being the point of terminus of said centerline.

That the accompanying plat is a true delineation of said survey drawn to a scale of 400 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 10th day of August, 2005.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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



BLOCK 1
BLUE ROCK RIDGE SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of that land as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, BLUE ROCK RIDGE SUBDIVISION, situated in the Northwest Quarter of the Southeast Quarter of Section 26, Township 21 North, Range 57 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 25 feet wide access and utility easement shown on the plat to the use and benefit of Block 1, Blue Rock Ridge Subdivision and the 13.58 acre Tract of Land abutting the north line of Block 1, Blue Rock Ridge Subdivision.

Dated this 19th day of August, 2005.

Bradley D. Shaul
Bradley D. Shaul, Husband

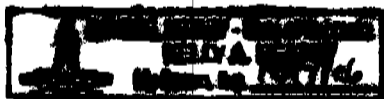
Roxie K. Shaul
Roxie K. Shaul, Wife

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bradley D. Shaul, husband, and Roxie K. Shaul, wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 19th day of August, 2005.



[Signature]
Notary Public

My Commission Expires: 12/17/06

APPROVAL

The foregoing plat of BLOCK 1, BLUE ROCK RIDGE SUBDIVISION, situated in the West Half of the Southeast Quarter of Section 26, Township 21 North, Range 55 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 day of September 6, 2005. 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, said resolution being made a part of this approval.

[Signature]
Chairman of the Board

Attest: [Signature]
County Clerk

