



2007-2414

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SCOTT'S BLUFF COUNTY, NE

NUM PAGES 2
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der 6A

Date 4-24-07 Time 10:30 am
Inst. 2007 - 2414
Jean A. Bauer

REGISTER OF DEEDS

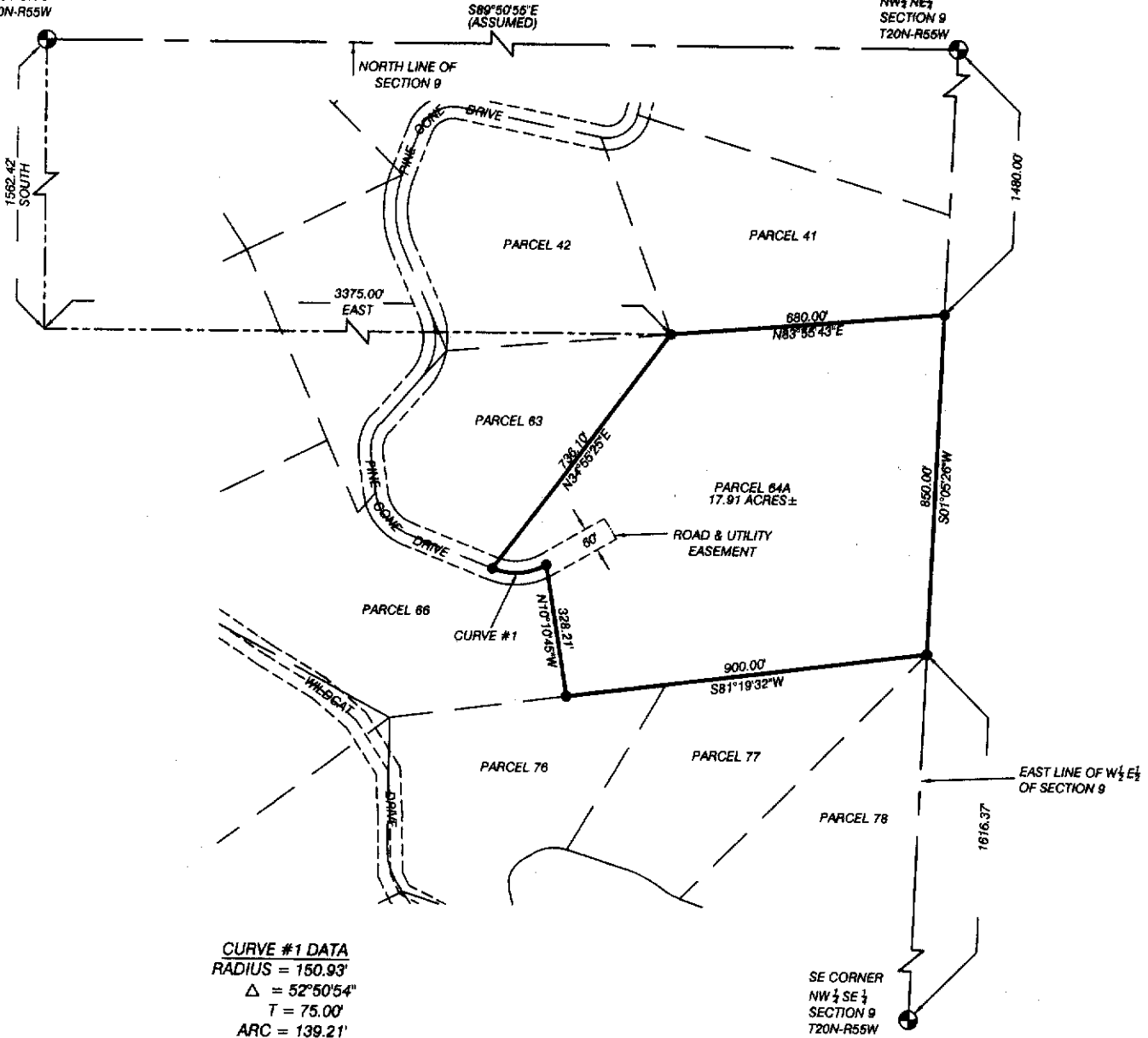
FINAL PLAT

PARCEL 64A, PINEHAVEN RANCHETTES

SITUATED IN THE WEST HALF OF THE EAST HALF OF SECTION 9,
TOWNSHIP 20 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA

NW CORNER
SECTION 9
T20N-R55W

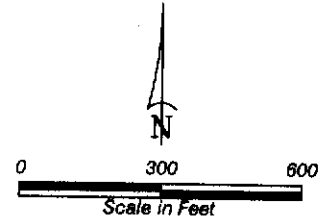
NE CORNER
NW 1/4 NE 1/4
SECTION 9
T20N-R55W



CURVE #1 DATA
 RADIUS = 150.93'
 Δ = 52°50'54"
 T = 75.00'
 ARC = 139.21'
 CHORD BEARING = S84°28'49"W
 CHORD LENGTH = 134.33'

NOTES:

1. The purpose of this plat is to combine two separate legal descriptions into one parcel.
2. Property will be served by existing private water supply system District.
3. The property will have a private septic sewer system to be installed in accordance with County and State regulations.
4. All dimensions shown are record dimension and bearings as shown on original survey plat of these acreages.



LEGEND

- ⊕ SECTION CORNERS, FOR REFERENCE ONLY
- EXISTING PROPERTY LINES
- - - EASEMENT LINES
- ==== BOUNDARY LINE OF PARCEL
- PROPERTY CORNERS, FOR REFERENCE ONLY

PARCEL 64A,
PINEHAVEN RANCHETTES,
SITUATED IN THE EAST HALF OF
SECTION 9, T20N-R65W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

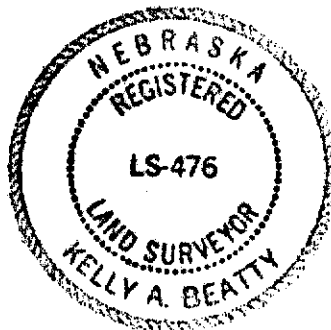
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Parcel 64A, Pinehaven Ranchettes, a Subdivision in the east half of Section 9, Township 20 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at a point 1562.42 feet due south of, and 3375.00 feet due east of the northwest corner of said Section 9, and assuming the north line of said Section to bear S89°50'55"E, thence N83°55'43"E, a distance of 680.00 feet, thence S01°05'26"W, a distance of 850.00 feet, thence S81°19'32"W, a distance of 900.00 feet, thence N10°10'45"W, a distance of 328.21 feet, to the point of intersection with a non-tangent curve to the right, said curve having a tangent length of 75.00 feet, and a radius of 150.93 feet, thence westerly along arc of said curve, a distance of 139.21 feet, thence N34°55'25"E, a distance of 736.10 feet to the Point of Beginning, containing an area of 17.91 acres, more or less, subject to easements of record.

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 20th day of March, 2007.
FOR THE FIRM OF M. C. SCHAFF & ASSOCIATES, INC.

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



OWNER'S STATEMENT

We, the undersigned, being the owners of a parcel of land situated in that part the east half of Section 9, Township 20 North, Range 55 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 PARCEL 64A, PINEHAVEN RANCHETTES, a subdivision in the east half of Section 9, Township 20 North, Range 55 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 road and utility easements shown on the plat to the use and benefit of the public.

Dated this 26 day of March, 2007.

George Michael Miles

Kathleen Kay Miles

PARCEL 64A,
PINEHAVEN RANCHETTES,
SITUATED IN THE EAST HALF OF
SECTION 9, T20N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF Colorado)

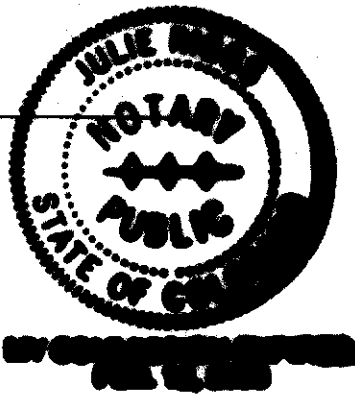
COUNTY OF Jefferson)

Before me, a Notary Public, qualified and acting in said County, personally came George Michael Miles and Kathleen Kay Miles, Husband and 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 SEAL THIS 26th DAY OF March, 2007.

Julie Riggs
Notary Public

My Commission Expires 02/12/08



APPROVAL AND ACCEPTANCE

The foregoing plat of PARCEL 64A, PINEHAVEN RANCHETTES, situated in the east half of Section 9, Township 20 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 23rd day of April 2007. Conditioned upon the fact Scotts Bluff County will not provide road maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974.

[Signature]
Chairman of the Board

ATTEST:

[Signature]
County Clerk

