

Inst. 2007 3956

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-5-07 Time 11:26 am

Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT OF DICKIE ADDITION, BLOCK 2, A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGEND

- FOUND MONUMENT AS SHOWN
- SET 3/4" X 36" REBAR
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- EXISTING PROPERTY LINE TO BE REMOVED

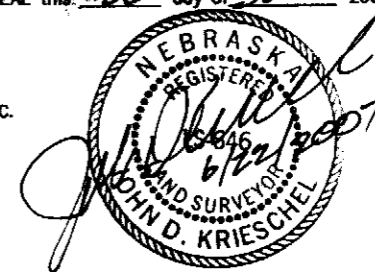
NOTE:
SEE SHEET 2 OF 2 FOR SECTION CORNER TIE DETAILS.

SURVEYOR'S STATEMENT

I, JOHN D. KRISCHER, A LICENSED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND BASED UPON MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTEE, EITHER EXPRESSED OR IMPLIED.

WITNESS MY HAND AND SEAL this 5th day of June 2007.

JOHN D. KRISCHER
NEBRASKA PLS #646
FOR AND BEHALF OF
BAKER & ASSOCIATES, INC.

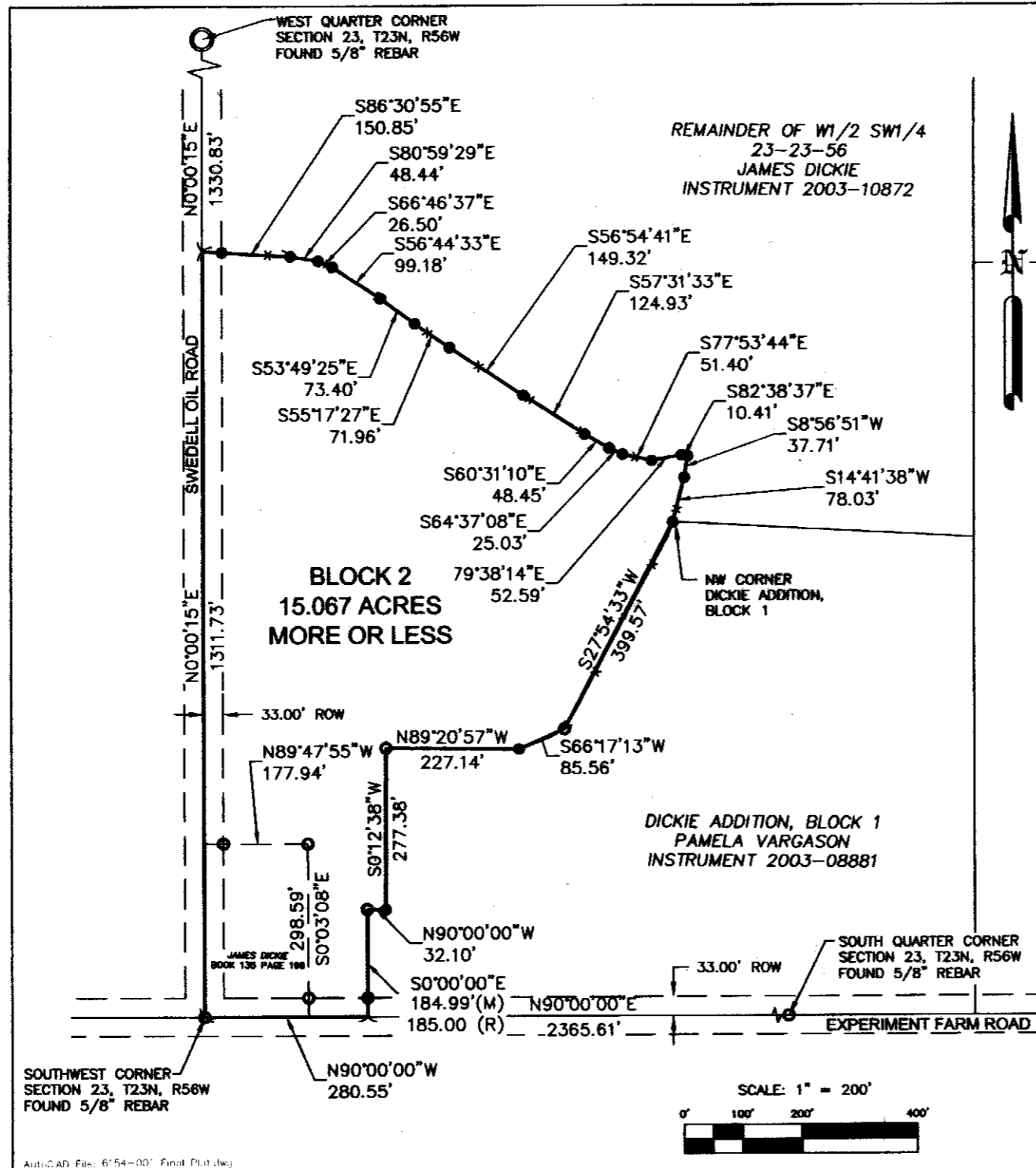


Prepared by:

Baker & Associates
Inc.

Scottsbluff, Nebraska
June, 2007

Prepared for:
JAMES M. DICKIE
1220 MARLATT AVE
MANHATTAN, KS 66502



NUM PAGES 2

DATE 7-5-07

TIME 11:00

BY JEAN A. BAUER

FOR ASOC

FILED



2007-3956

FINAL PLAT

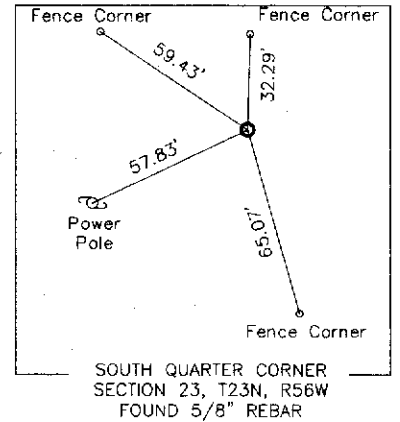
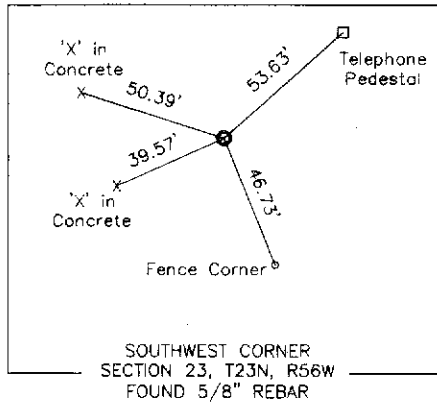
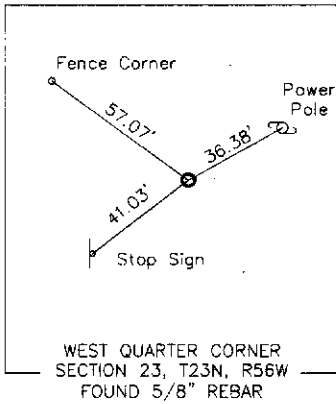
DICKIE ADDITION, BLOCK 2,
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST, OF THE 6TH
PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION

A SUBDIVISION OF A PART OF THAT PARCEL DESCRIBED IN INSTRUMENT 2003-0872 AND THAT PARCEL DESCRIBED IN BOOK 135 AT PAGE 196 OF THE RECORDS OF THE SCOTTS BLUFF COUNTY CLERK AND RECORDER IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE, ALONG THE WEST LINE OF SECTION 23, N00°00'15"W, 1311.73 FEET; THENCE, S86°30'55"E, 150.85 FEET; THENCE, S80°59'29"E, 48.44 FEET; THENCE, S66°46'37"E, 26.50 FEET; THENCE, S56°44'33"E, 99.18 FEET; THENCE, S53°49'25"E, 73.40 FEET; THENCE, S55°17'27"E, 71.96 FEET; THENCE, S55°54'41"E, 149.32 FEET; THENCE, S57°31'33"E, 124.93 FEET; THENCE, S60°31'10"E, 48.45 FEET; THENCE S64°37'08"E, 25.03 FEET; THENCE, S77°53'44"E, 51.40 FEET; THENCE, N79°38'14"E, 52.59 FEET; THENCE, S82°38'37"E, 10.41 FEET; THENCE, S08°56'51"W, 37.71 FEET; THENCE, S°4'4"38"W, 78.03 FEET TO THE NORTHWEST CORNER OF THE DICKIE ADDITION, BLOCK 1 AS RECORDED AT 2003-08708 OF THE SAID RECORDS; THENCE ALONG THE LINES OF SAID ADDITION AND THE FOLLOWING SIX COURSES; (1) THENCE, S27°54'33"W, 399.57 FEET; (2) THENCE, S66°17'13"W, 85.56 FEET; (3) THENCE, N89°20'57"W, 227.14 FEET; (4) THENCE, S00°12'38"W, 277.38 FEET; (5) THENCE, N90°00'00"W, 32.10 FEET; (6) THENCE, S00°00'00"W, 184.99 FEET TO THE SOUTH LINE OF SECTION 23; THENCE, ALONG THE SOUTH LINE OF SECTION 23, N90°00'00"W, 280.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.067 ACRES MORE OR LESS, AND IS SUBJECT TO A 33 FEET COUNTY ROAD CONVENIENCE EASEMENT ALONG THE SOUTH AND WEST SIDES WHICH CONTAIN 1.181 ACRES MORE OR LESS.



OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate shown on the accompanying plat, have caused such real estate to be platted as:

DICKIE ADDITION, BLOCK 2, A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owners.

James M. Dickie

 James M. Dickie

ACKNOWLEDGEMENT:

STATE OF KANSAS }
 COUNTY OF Wichita } SS.

Before me, a Notary Public, qualified and acting in said County, personally came James M. Dickie, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of June, 2007.

Angela Muncy

 My Commission Expires: 10-12-09



APPROVAL AND ACCEPTANCE

The foregoing plat of DICKIE ADDITION, BLOCK 2, A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mitchell City Council, this 22nd day of July, 2007.

Ronald Hecker

 Mayor, City of Mitchell

ATTEST: *Anita K. Miller*

 City Clerk



Prepared by:

Baker & Associates Inc.
 June, 2007