



2007-5027

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FEES 83.00 PD _____ CHG RET _____
TOTAL _____
REC'D Baker & Associates
RET _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-21-07 Time 4:00 pm

Jean A. Bauer

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING

**FINAL PLAT
OF
FOX RIDGE ESTATES SUBDIVISION**
A SUBDIVISION OF PART OF NORTHWEST QUARTER,
SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF
THE 6TH PRINCIPLE MERIDIAN,
SCOTTS BLUFF COUNTY, NEBRASKA.
LOTS 1-15, JDS

LEGAL DESCRIPTION

A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (S1/2SE1/4NW1/4) OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, EXCEPT A PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WITH REFERENCE TO THE NORTHWEST CORNER OF SUCH SECTION 34; THENCE SOUTH 82°09'05" EAST ON THE NORTH LINE OF SUCH NW1/4, A DISTANCE OF 715.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82°09'05" EAST, ON THE NORTH LINE OF SUCH NW1/4, A DISTANCE OF 825.82 FEET TO A FENCE LINE WHICH MARKS THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SUCH SECTION 34; THENCE SOUTH 01°30'11" EAST, ALONG SUCH FENCE LINE ON THE EAST SIDE OF THE W1/2NW1/4, A DISTANCE OF 2188.00 FEET; THENCE NORTH 84°09'37" WEST, A DISTANCE OF 79.70 FEET; THENCE NORTH 84°12'01" WEST, A DISTANCE OF 60.85 FEET; THENCE NORTH 41°16'28" WEST, A DISTANCE OF 508.94 FEET; THENCE NORTH 18°30'47" WEST, A DISTANCE OF 420.80 FEET; THENCE NORTH 02°15'47" WEST, A DISTANCE OF 280.08 FEET; THENCE NORTH 04°10'00" WEST, A DISTANCE OF 186.47 FEET; THENCE NORTH 32°33'50" EAST, A DISTANCE OF 95.73 FEET; THENCE NORTH 52°28'21" EAST, A DISTANCE OF 298.17 FEET; THENCE NORTH 04°42'03" WEST, A DISTANCE OF 107.28 FEET; THENCE NORTH 41°50'07" WEST, A DISTANCE OF 89.00 FEET; THENCE NORTH 50°23'42" WEST, A DISTANCE OF 170.78 FEET; THENCE NORTH 28°09'37" WEST, A DISTANCE OF 151.14 FEET; THENCE NORTH 09°53'35" WEST, A DISTANCE OF 311.21 FEET; THENCE NORTH 09°53'35" WEST, A DISTANCE OF 33.40 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 22.456 ACRES AND SUBJECT TO THE RIGHT-OF-WAY FOR THE COUNTY ROAD ON THE NORTH LINE OF SUCH TRACT;

SUBJECT ALSO TO ROYALTY INTEREST RESERVATION IN FAVOR OF ROSE YORK JAMES AND OTHER OIL, GAS AND OTHER MINERAL RESERVATIONS OF RECORD.

SURVEYOR'S STATEMENT

I, JOHN D. KRISCHER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS DOES NOT IMPLY A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

WITNESS MY HAND AND SEAL this 23rd day of July, 2007.

JOHN D. KRISCHER,
NEBRASKA PLS #648
FOR AND BEHALF OF
BAKER & ASSOCIATES, INC.



SCALE: 1" = 200'



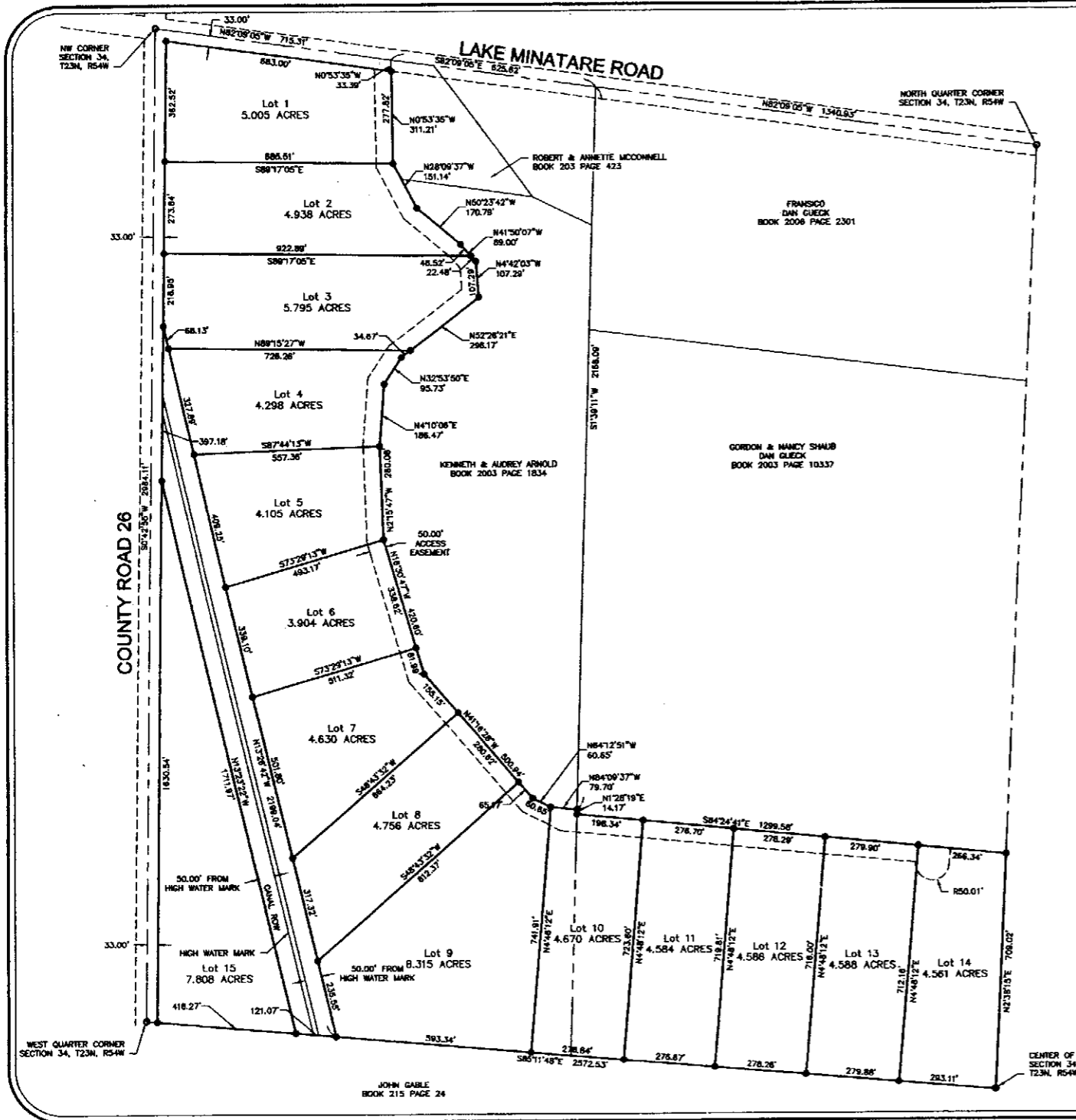
LEGEND

- FOUND MONUMENT AS SHOWN
- SET 3/4" X 3/8" REBAR
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE



Prepared for:
MICKY J. LOCKABILL and
CERRY L. LOCKABILL
90586 Stonegate Road
Minutaria, Nebraska

Prepared by:



JOHN GABLE
BOOK 215 PAGE 24

CENTER OF
SECTION 34
T23N, R54W

Inst. 2007 5027

FINAL PLAT
OF
FOX RIDGE ESTATES SUBDIVISION
A SUBDIVISION OF PART OF NORTHWEST QUARTER,
SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF
THE 6TH PRINCIPLE MERIDIAN,
SCOTT'S BLUFF COUNTY, NEBRASKA.
LOTS 1-15 JDS

OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate described in the foregoing "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as FOX RIDGE ESTATES, A SUBDIVISION OF PART OF NORTHWEST QUARTER, SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA.

The foregoing plat is made with my free consent and in accordance with the desires of the undersigned Owner(s).

By [Signature]
Mickey J. Lookabill

[Signature]
Cheryl L. Lookabill

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTT'S BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Mickey J. Lookabill 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 21 day of Aug, 2007.

[Signature]

My Commission Expires: 2-11-08



ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTT'S BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Cheryl L. Lookabill 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 21 day of Aug, 2007.

[Signature]

My Commission Expires: 2-11-08



APPROVAL AND ACCEPTANCE

The foregoing plat of FOX RIDGE ESTATES SUBDIVISION, A SUBDIVISION OF PART OF NORTHWEST QUARTER, SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA, is hereby approved by the Scott's Bluff County Board of Commissioners, by resolution passed this 20 day of August, 2007.

[Signature]
Chairman of the Board

ATTEST: [Signature]
County Clerk



Prepared for:
MICKY J. LOOKABILL and
CHERYL L. LOOKABILL
Scottsbluff, Nebraska 69361

Prepared by:

