

2008-0759

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 16.50 PD  CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL 16.5000  
 REC'D City of Mitchell  
 RET \_\_\_\_\_

RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 2-12-08 Time 2:00pm  
 Inst. 2008 - 759  
Jean A. Bauer

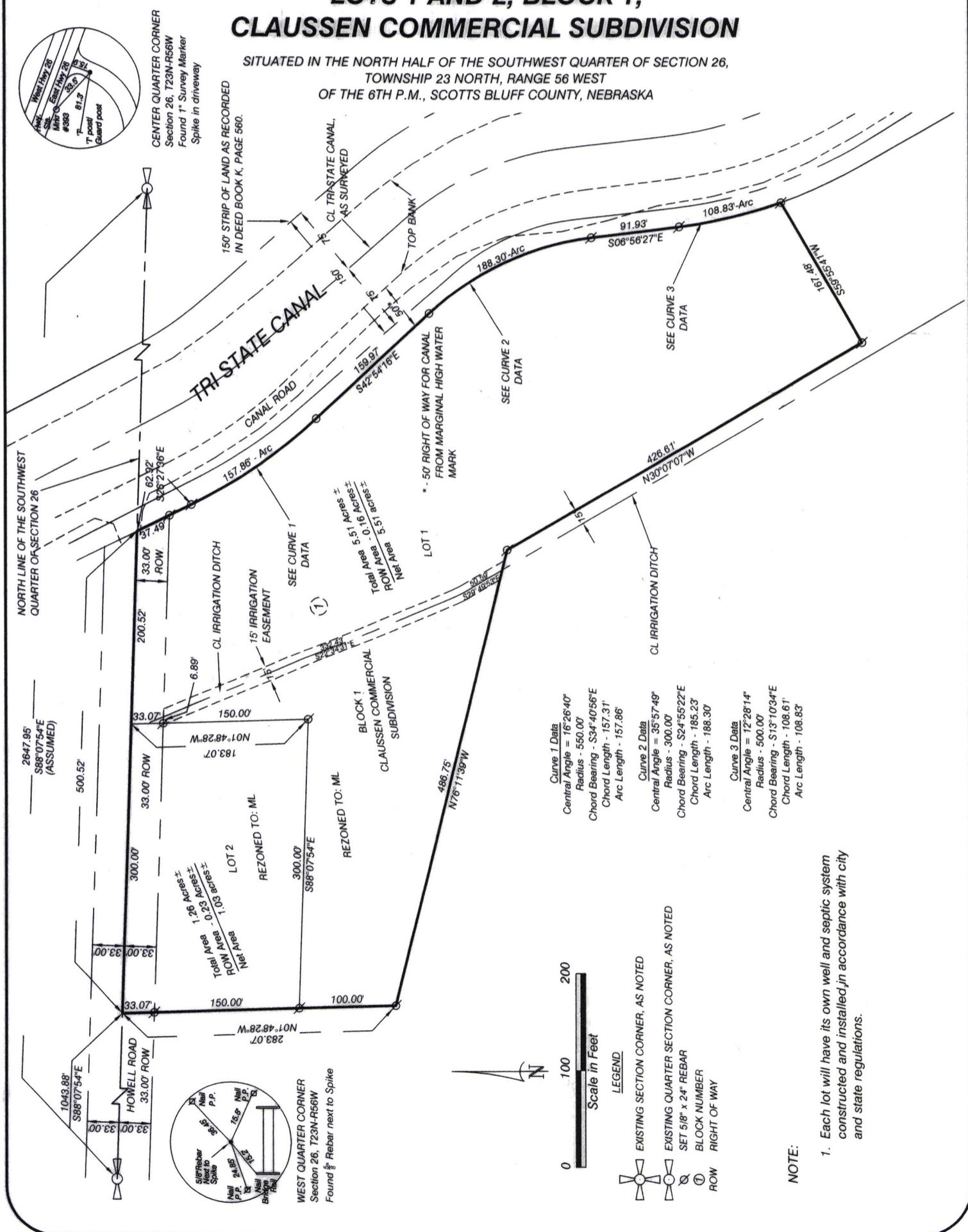
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REGISTER OF DEEDS

# FINAL PLAT

## LOTS 1 AND 2, BLOCK 1, CLAUSSEN COMMERCIAL SUBDIVISION

SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26,  
 TOWNSHIP 23 NORTH, RANGE 56 WEST  
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



LOTS 1 AND 2, BLOCK 1,  
CLAUSSEN COMMERCIAL SUBDIVISION  
MITCHELL, 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 **LOTS 1 AND 2, BLOCK 1, CLAUSSEN COMMERCIAL SUBDIVISION**, situated in the North Half of the Southwest Quarter of Section 26, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

Commencing at the West Quarter Corner of Section 26, thence easterly on the north line of the Southwest Quarter of Section 26, on an assumed bearing of S88°07'54"E, a distance of 1043.88 feet, to the Point of Beginning, thence continuing easterly on the north line of the Southwest Quarter of Section 26, bearing S88°07'54"E, a distance of 500.52 feet, to the point of intersection with a line being 50 feet westerly of the westerly high water line of the Tri-State Canal, as constructed, thence bearing S26°27'36"E, on said line, a distance of 62.92 feet, to the point of curvature of a curve to the left, said curve having a central angle of 16°26'40", a radius of 550.00 feet, a chord length of 157.31 feet and a chord bearing of S34°40'56"E, thence southeasterly on arc of said curve and on said line, a distance of 157.86 feet, thence bearing S42°54'16"E, on said line, a distance of 159.97 feet, to the point of curvature of a curve to the right, said curve having a central angle of 35°57'49", a radius of 300.00 feet, a chord length of 185.23 feet and a chord bearing of S24°55'22"E, thence southeasterly on the arc of said curve, and said line, a distance of 188.30 feet, thence bearing S06°56'27"E, on said line, a distance of 91.93 feet, to the point of curvature of a curve to the left, said curve having a central angle of 12°28'14", a radius of 500.00 feet, a chord length of 108.61 feet, and a chord bearing of S13°10'34"E, thence southeasterly on the arc of said curve and on said line, a distance of 108.83 feet, thence bearing S59°55'41"W, a distance of 167.48 feet, thence bearing N30°07'07"W, a distance of 426.61 feet, thence bearing N76°11'39"W, a distance of 486.75 feet, thence bearing N01°48'28"W, a distance of 283.07 feet, to the Point of Beginning, containing an area of 6.77 acres more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and 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 21<sup>st</sup> DAY OF November, 2007.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Kelly A. Beatty*

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



OWNER'S STATEMENT

We, the undersigned, being the owners of a Tract of Land situated in the North Half of the Southwest Quarter of Section 26, Township 23 North, Range 56 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 **LOTS 1 AND 2, BLOCK 1, CLAUSSEN COMMERCIAL SUBDIVISION, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 56 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 for the use and benefit of the public, and dedicate the irrigation easement for the use and benefit of the adjacent owner to the south, as shown on survey.

Dated this 2 day of DECEMBER, 2007.

Owner:

*Raymond P. Bode*  
Raymond P. Bode, a single person

LOTS 1 AND 2, BLOCK 1,  
CLAUSSEN COMMERCIAL SUBDIVISION  
MITCHELL, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGMENT

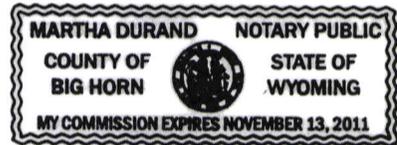
STATE OF Wyoming )  
COUNTY OF Big Horn )

Before me, a Notary Public, qualified and acting in said County, personally came Raymond P. Bode, a single person, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 2 DAY OF December, 2007.

Martha Durand  
Notary Public

My Commission Expires Nov 13, 2011



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, CLAUSSEN COMMERCIAL SUBDIVISION, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved and accepted by the Mayor and City Council of the City of Mitchell, Scotts Bluff County, Nebraska, by resolution dated this 5th day of January, 2008.

Ron Hessler  
Mayor

Attest: Deason L. Miller  
City Clerk

