



2010-5146

NUM INDEX 410
COMPUTER 13
PICTURED ✓
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-8-10 Time 10:08 Am
Inst. 2010 5146
Jean A. Bauer

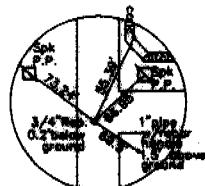
NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.50 PD _____ CHG ✓ RET _____
TOTAL 16.50
REC'D M. Schmitt
RET _____

REGISTER OF DEEDS

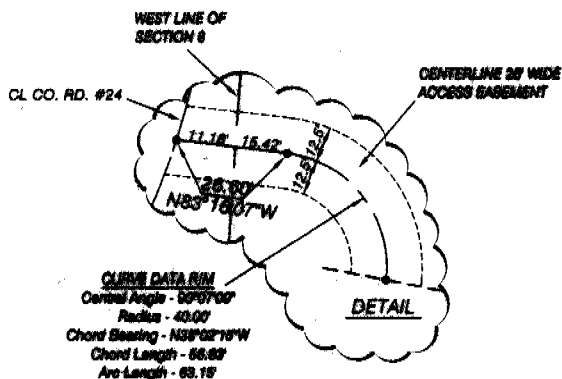
FINAL PLAT

BLOCK 1, LITTLE BLUESTEM SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 8,
AND THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 23 NORTH, RANGE 84 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

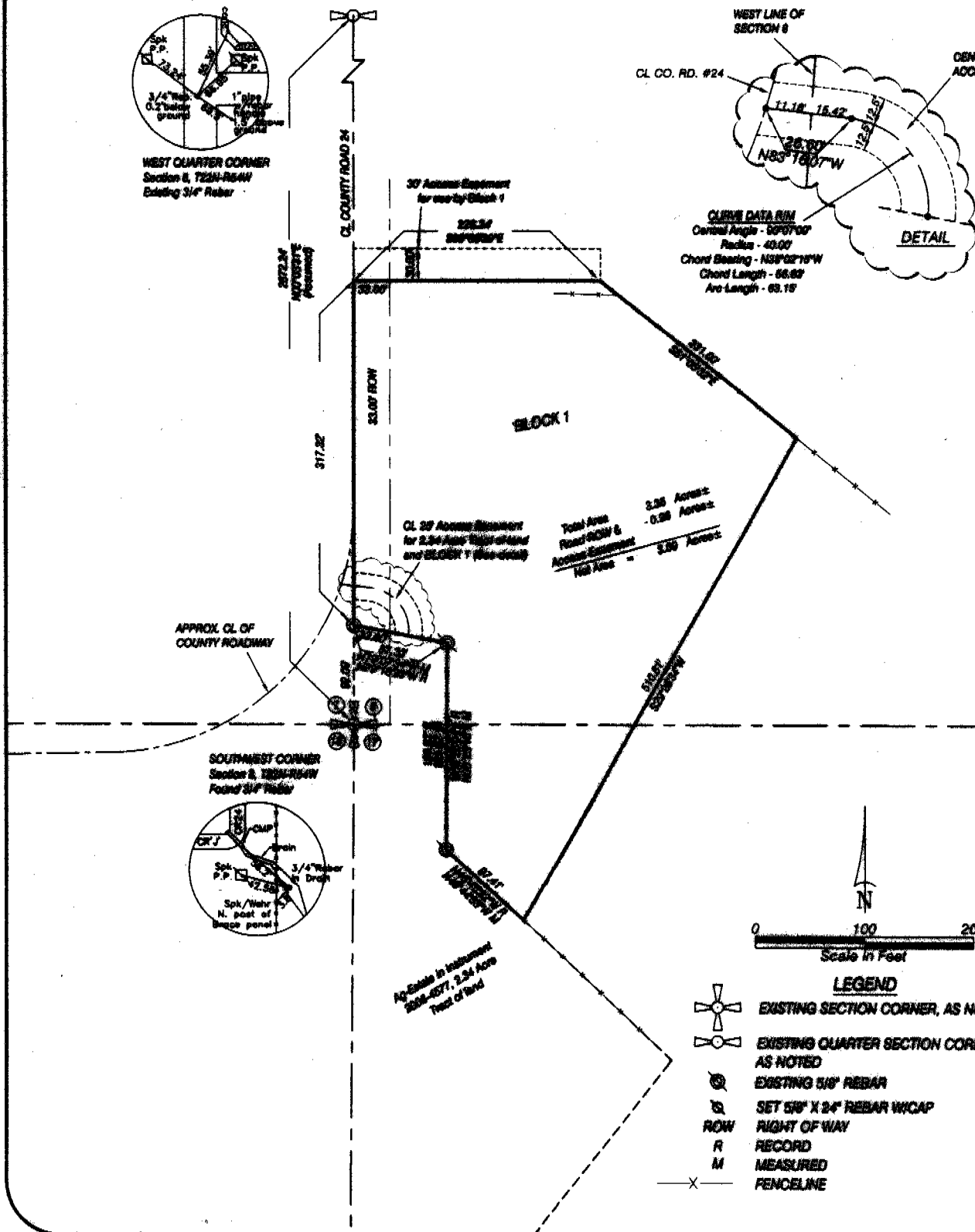


WEST QUARTER CORNER
Section 8, T23N-R84W
Existing 3/4" Rebar

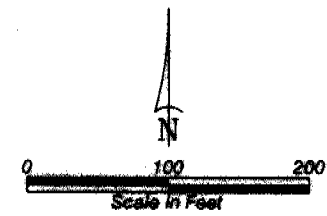


CURVE DATA R/W
Central Angle - 90°00'00"
Radius - 40.00'
Chord Bearing - N83°02'10"W
Chord Length - 56.62'
Arc Length - 69.15'

DETAIL



Total Area
Road ROW &
Access Easement
Net Area - 3.56 Acres



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 3/4" REBAR
 - SET 5/8" X 24" REBAR W/ CAP
 - RIGHT OF WAY
 - RECORD
 - MEASURED
 - FENCELINE

BLOCK 1,
LITTLE BLUESTEM 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, LITTLE BLUESTEM SUBDIVISION, situated in the Southwest Quarter of the Southwest Quarter of Section 8, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of Section 8, thence northerly on the west line of Section 8, on an assumed bearing of N00°03'31"E, a distance of 92.09 feet, to the point of intersection with the northwest corner of a 2.34 Acre Tract of land described in Instrument 2006-4577, said point being the Point of Beginning, thence continuing northerly on the west line of Section 8, bearing N00°03'31"E, a distance of 317.32 feet, thence bearing S89°58'29"E, a distance of 226.34 feet, thence bearing S51°08'32"E, a distance of 231.00 feet, thence bearing S29°28'34"W, a distance of 510.81 feet, to the point of intersection with the northerly line of said 2.34 acre Tract of land as described in Instrument 2006-4577, thence northwesterly on said northerly line of 2.34 acre tract of land, bearing N46°44'53"W measured (N46°45'22"W record), a distance of 97.41 feet, to a 5/8" Rebar, thence northerly on easterly line of said 2.34 acre Tract, bearing N00°25'18"E measured (N00°26'04"E record), a distance of 189.62 feet measured (189.92 feet record), to a 5/8" Rebar, thence northwesterly on the northerly line of said 2.34 acre tract, bearing N79°07'34"W measured (N79°16'23"W record), a distance of 87.33 feet, to the point of beginning, containing an area of 3.35 acres, more or less.

That the accompanying Plat is a true delineation of said 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. 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 2nd day of August, 2010.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



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, LITTLE BLUESTEM SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 54 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 right of way for the use and benefit of the public, and the access easements as noted on the plat. Dated this 5th day of August, 2010.

For: MERRIGAN FAMILY TRUST:

Michael Merrigan Trustee of Merrigan Family Trust
By: MICHAEL MERRIGAN, Trustee of Merrigan Family Trust

BLOCK 1,
LITTLE BLUESTEM SUBDIVISION
SCOTTSBLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF NEBRASKA;

COUNTY OF SCOTTS BLUFF;

Before me, a Notary Public, qualified and acting in said County, personally came Michael Merrigan, Trustee of the Merrigan Family Trust, 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 and the voluntary act and deed of the Merrigan Family Trust.

WITNESS MY HAND AND SEAL THIS 5th DAY OF August, 2010.



[Signature]
Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, LITTLE BLUESTEM SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 4th day of October, 2010.

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

