



2010-0075

NUM INDEX nc
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Inst. 2010

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RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-6-10 Time 4:00 p.

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DNC TAX _____ PD _____ CHG _____ RET _____
Fees 11.00 PD _____ CHG _____ RET _____
TOTAL 11.00 CK 4.2.00
REC'D Don Brush
RET _____

Final Plat of Lot 1, Northridge Subdivision, Scotts Bluff County, Nebraska.

Part of the NW1/4 of the SW1/4, Section 12, T22N, R55W of the 6th P.M.,
Scotts Bluff County, Nebraska.

Legal Description

Part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 12, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the southwest corner of said NW1/4SW1/4; thence N00°21'08"W on the west line of said NW1/4SW1/4, a distance of 243.71 feet to the POINT OF BEGINNING of this description; thence continuing N00°21'08"W on said west line a distance of 421.52 feet; thence N89°29'30"E a distance of 352.50 feet; thence S00°21'08"E a distance of 354.15 feet; thence 23.29 feet on a non-tangent curve to the left, said curve having a radius of 330.00 feet, an included angle of 4°02'39", and a long chord bearing of S54°57'05"W for a distance of 23.29 feet; thence 175.41 feet on a curve to the right, said curve having a radius of 275.00 feet, an included angle of 36°32'44", and a long chord bearing of S71°12'07"W for a distance of 172.45 feet; thence S89°28'29"W a distance of 169.76 feet to the point of beginning, containing 3.319 acres, more or less.

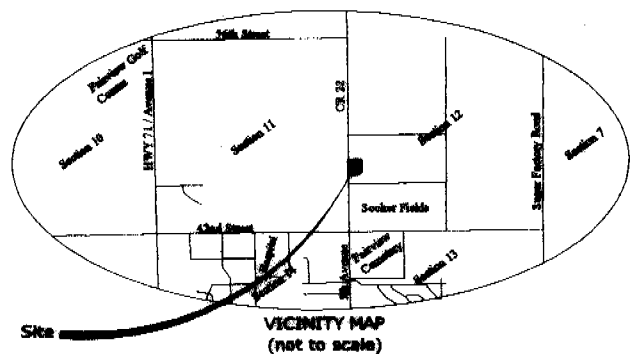
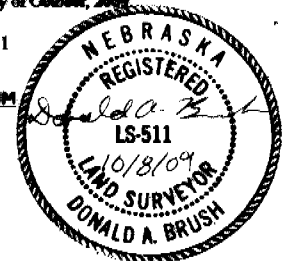
SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 300 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are assumed; that the area is as shown; and that the monuments were found or set as indicated.

I further certify that I have plotted said tract as:
LOT 1, NORTHEDGE SUBDIVISION, SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

WITNESS MY HAND AND SEAL this 8th day of October, 2009
Donald A. Brush
Nebraska Registered Land Surveyor Number 511

HORIZONTAL/VERTICAL CONTROL DATUM
SPC coordinates for the East Quarter Corner of Section 12, T22N, R55W and the Southwest corner of Section 12, T22N, R55W as provided by Duane Stott, Scotts Bluff County Surveyor.
Vertical Datum - NAVD83
Bench Mark - Q 50
Elevation - 3894.13'

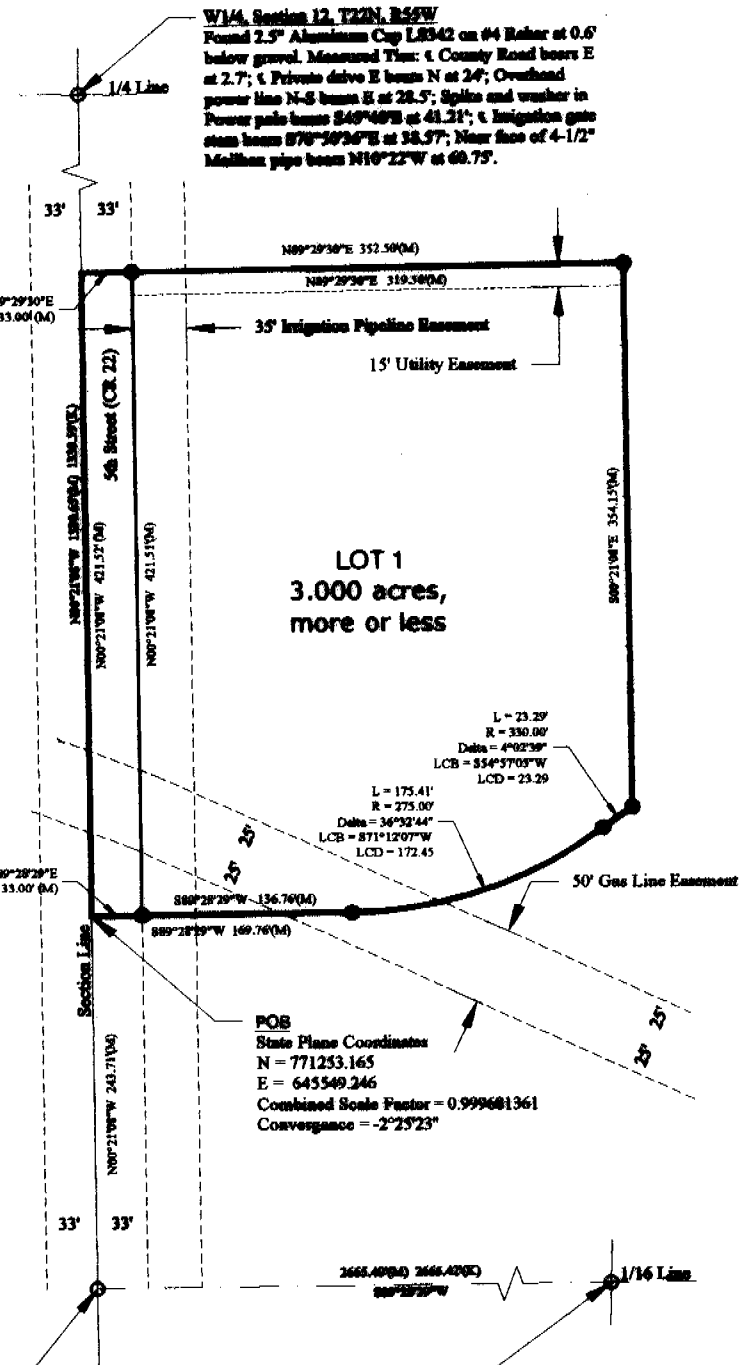


LEGEND:

- Set 3/4"x 36" Rebar with PVC Cap
- Found Monument as Indicated
- (R) Recorded Distance
- (P) Platted Distance
- (M) Distance measured this survey
- (K) Distance measured by Kelly Beatty, NE RLS No. 476



SCALE: 1" = 100'



W1/4, Section 12, T22N, R55W
Found 2.5" Aluminum Cap LB342 on #4 Baker at 0.6' below gravel. Measured from: County Road bears E at 2.7'; Private drive E bears N at 24'; Overhead power line N-S bears E at 28.5'; Split and washer in Power pole bears S49°48'E at 41.21'; Irrigation gate stem bears S70°50'36"E at 38.57'; Near line of 4-1/2" Mellen pipe bears N10°22'W at 68.75'.

LOT 1
3.000 acres,
more or less

POB
State Plane Coordinates
N = 771253.165
E = 645549.246
Combined Scale Factor = 0.999681361
Convergence = -2°25'23"

South 1/16th Corner on West line, Section 12, T22N, R55W
Found 3/4" Rebar at 0.6' below gravel. Measured from: CL county road 22 bears E at 2.5'; CL private drive W bears E at 16.7'; Split and washer to line SW by bears N09°30'W at 32.50'; Chained X in concrete irrigation control structure bears N07°08'W at 41.69'; Split and washer to 70' beam S59°44'E at 32.57'; Split and washer to 70' beam N12°04'W at 118.29'; Split and washer to 70' beam N10°27'W at 188.29'; Overhead Power line N-S bears E at 31'; Overhead Power line W bears E at 10.5'.

SE 1/4th Corner, Section 12, T22N, R55W
Found 2.5" Aluminum Cap LB342 on #4 Baker at 0.6' below gravel. Measured from: County Road bears E at 2.7'; Private drive E bears N at 24'; Overhead power line N-S bears E at 28.5'; Split and washer in Power pole bears S49°48'E at 41.21'; Irrigation gate stem bears S70°50'36"E at 38.57'; Near line of 4-1/2" Mellen pipe bears N10°22'W at 68.75'.

Prepared for:
NORTHEDGE GROUP, L.L.C.
2822 Avenue I, Suite A
Scottsbluff, NE 69361

Job No.: 2009-01-003 Drawn by: DPO / Checked by: DAB Drawing File Name:

Date: Sep., 2009

Sheet No.: 1 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Merrill, Nebraska, 68858
Phone: (308) 247-3602

**Final Plat of Lot 1, Northridge Subdivision,
Scotts Bluff County, Nebraska.**

Part of the NW1/4 of the SW1/4, Section 12, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska.

Copyright 2009

Final Plat of Lot 1, Northridge Subdivision, Scotts Bluff County, Nebraska.

Part of the NW1/4 of the SW1/4, Section 12, T22N, R55W of the 6th
P.M., Scotts Bluff County, Nebraska.

OWNER'S STATEMENT:

NORTHRIDGE GROUP, L.L.C., being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:
**LOT 1, NORTHRIDGE SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA.**

The Owner hereby dedicates the streets and easements to the use and benefit of the public.

The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner.

Dated this 23 day of October, 2009.

Owner:
NORTHRIDGE GROUP, L.L.C.

[Signature]
H. James Morrison
Member

Acknowledgment:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came H. James Morrison, a qualified member of NORTHRIDGE GROUP, L.L.C., known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the same as his voluntary act and deed.

Witness my hand and seal this 23 day of October, 2009.

[Signature]
Dennis J. Spivack
Notary Public

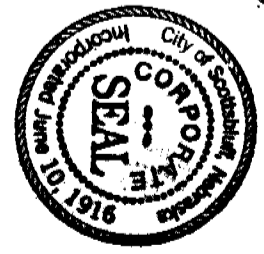
My commission Expires: April 15, 2010



APPROVAL AND ACCEPTANCE:

The foregoing plat of "LOT 1, NORTHRIDGE SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA," was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 7th day of December, 2009.

By: *[Signature]*
Randy Meisinger, Mayor
Attested: *[Signature]*
Cynthia A. Dreksner, City Clerk



Acknowledgment:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meisinger, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this 7th day of December, 2009.

[Signature]
Dennis J. Spivack
Notary Public

My Commission Expires: 11-22-2013

