



2011-3522

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RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-19-11 Time 3:15pm

Inst. 2011 3522
Jean A. Bauer

NUM PAGES 3
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TOTAL 16.00
REC'D SCOTT BLUFF COUNTY
RET _____

REGISTER OF DEEDS

Smt

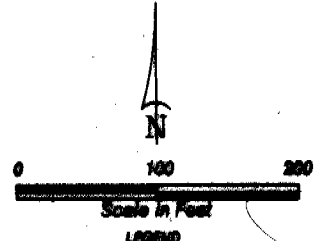
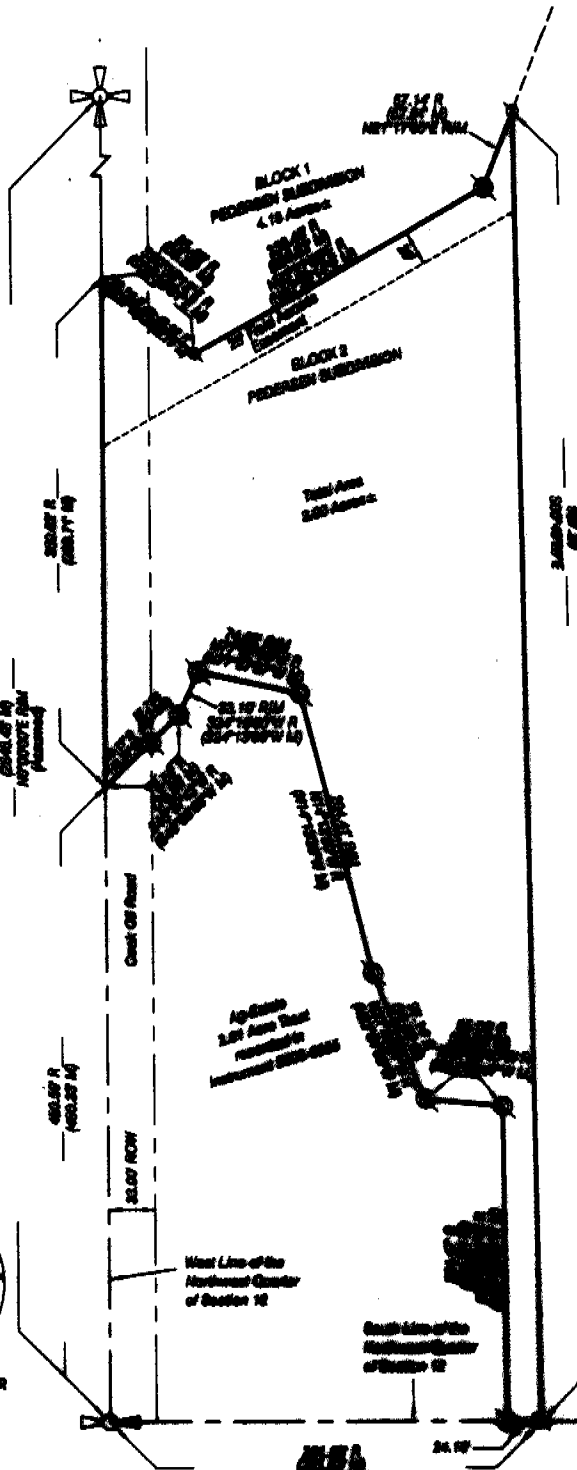
FINAL PLAT

BLOCK 2, PEDERSEN SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 66 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

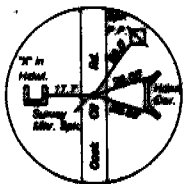


NORTHWEST CORNER
Section 12, T23N-R66W
Found RR spike in asphalt



- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- SET UP & BY REBAR WCAP
- SET UP & BY REBAR, OR AS NOTED
- MEASURED
- RECORD
- RIGHT OF WAY
- EASEMENT LINE

NOTE: All measurements, restrictions and other documents that may affect these platting, shall be of record or part of record, may refer to them on this plat.



WEST QUARTER CORNER
Section 12, T23N-R66W
Found survey marker spike in road

BLOCK 2,
PEDERSEN 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 2, PEDERSEN SUBDIVISION, situated in the Southwest Quarter of the Northwest Quarter of Section 12, Township 23 North, Range 58 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the West Quarter corner of Section 12, thence northerly on the west line of Section 12, on an assumed bearing of N00°00'00"E, a distance of 450.59 feet, to the point of intersection with the northwest corner of a tract of land described in Instrument 2000-5985, Scotts Bluff County Register of Deeds office, said point being the Point of Beginning, thence continuing northerly on the west line of Section 12, bearing N00°00'00"E, a distance of 360.62 feet, to the point of intersection with the northwesterly extension of the south line of Block 1, Pedersen Subdivision, as platted, thence bearing S50°32'12"E, on said extension line and on the south line of Block 1, a distance of 85.40 feet, thence bearing N60°27'53"E, on the south line of Block 1, a distance of 236.46 feet, thence bearing N21°17'50"E, on the south line of Block 1, a distance of 57.14 feet, thence bearing S00°49'29"E, a distance of 927.29 feet, to the point of intersection with the south line of the Northwest Quarter of Section 12, thence bearing N60°54'55"W on the south line of the Northwest Quarter of Section 12, a distance of 24.16 feet, to the point of intersection with the southeast corner of a tract of land described in Instrument 2000-5985, thence bearing N00°22'01"W, on the east line of said referenced tract of land, a distance of 224.47 feet to the point of intersection with the northeast corner of said referenced tract of land, thence bearing N85°08'10"W, on the north line of said tract, a distance of 58.08 feet, thence bearing N21°56'31"W, on the north line of said tract, a distance of 97.14 feet, thence bearing N14°12'59"W, on the north line of said tract, a distance of 204.41 feet, thence bearing N77°57'35"W, on north line of said tract, a distance of 74.02 feet, thence bearing S24°16'50"W, on the north line of said tract, a distance of 33.10 feet, thence bearing S45°37'43"W, on the north line of said tract, a distance of 73.88 feet, to the Point of Beginning, containing an area of 3.89 acres, more or less.

AND; the above described Tract of land to contain a 25 foot Field Access Easement, as shown on survey.

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 line being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF June, 2011.
FOR THE FIRM OF M.C. SCHWAB AND ASSOCIATES, INC.

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



OWNER'S STATEMENT

I, the undersigned, being the owner of that part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 23 North, Range 58 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 BLOCK 2, PEDERSEN SUBDIVISION, situated in the Southwest Quarter of the Northwest Quarter of Section 12, Township 23 North, Range 58 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 owner. We hereby dedicate the road right of way for the use and benefit of the public, and the field access easement shown on the plat to the use and benefit of the owners of land abutting the east side of Block 2, Pedersen Subdivision.

Dated this 3rd day of June, 2011.

Owners:

Keith E. House, Husband

Esther C. House, Wife

BLOCK 2,
PEDERSEN SUBDIVISION
SCOTT'S BLUFF COUNTY,
NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Keith E. House and Esther C. House, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF June, 2011.



[Handwritten Signature]

Notary Public

My Commission Expires December 07, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 2, PEDERSEN SUBDIVISION, situated in the Southwest Quarter of the Northwest Quarter of Section 12, Township 29 North, Range 88 West of the 6th P.M., Scott's Bluff County, Nebraska, is hereby approved by the Scott's Bluff County Board of Commissioners, by resolution duly passed this 20 day of JUNE, 2011. Conditioned upon the fact Scott's Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this Approval.

[Handwritten Signature]

Chairman of the Board

ATTEST:

[Handwritten Signature]

County Clerk

