



2012-5368

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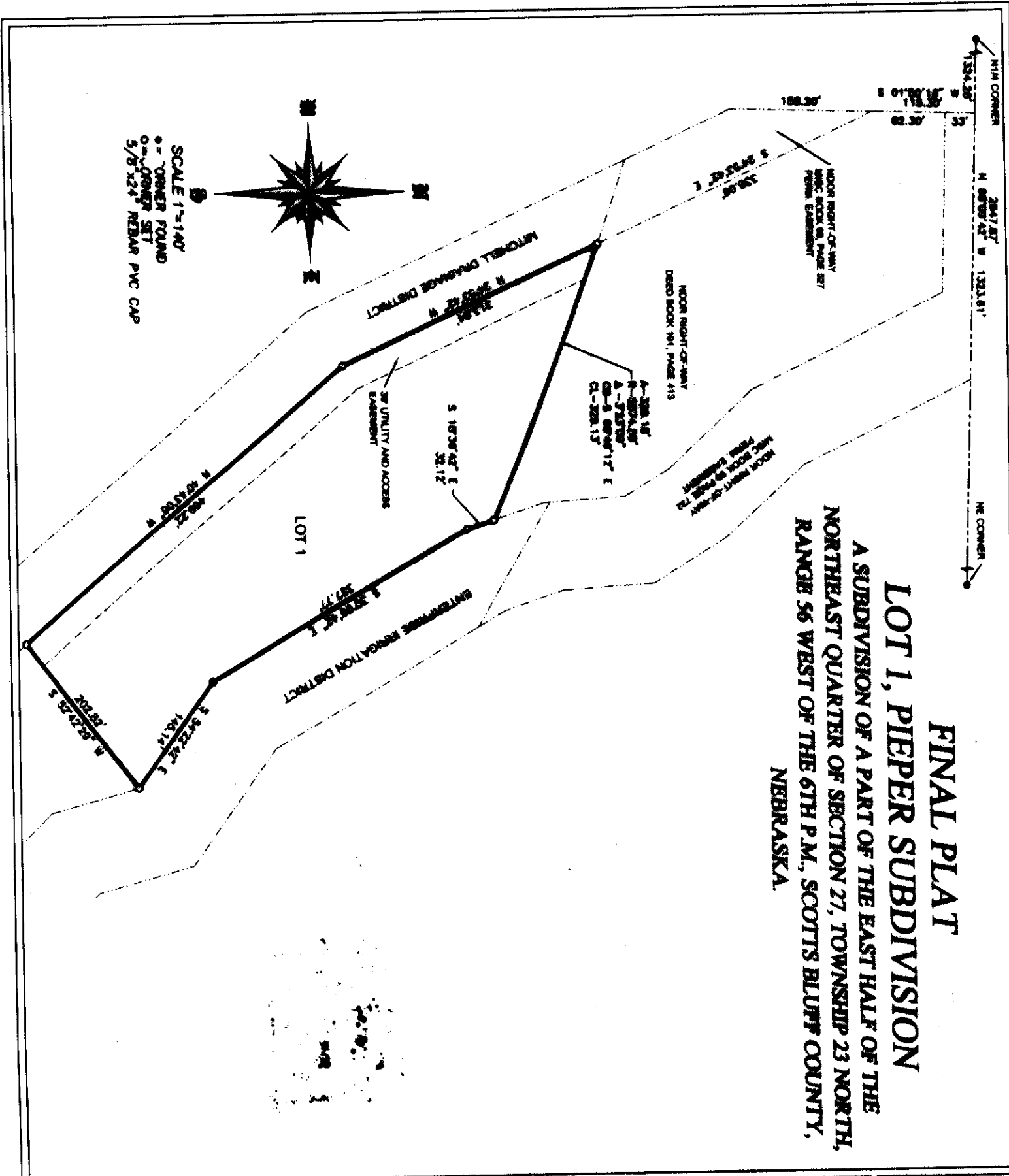
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-1-12 Time 11:40 AM

Inst. 2012 **5368**
Jean A. Bauer

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TOTAL 11.00 CR
REC'D City of Mitchell
RET _____

REGISTER OF DEEDS



SHEET
1 OF 2

PROJECT:
PIEPER SUBDIVISION
JEFF & SOMER PIEPER
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING
3088 COUNTY ROAD 17
PHONE: (308) 633-0167
MITCHELL, NE 68507
CELL: (308) 631-0737

DATE	FILED
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FINAL PLAT

LOT 1, PIEPER SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH,
RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.

LEGAL DESCRIPTION:

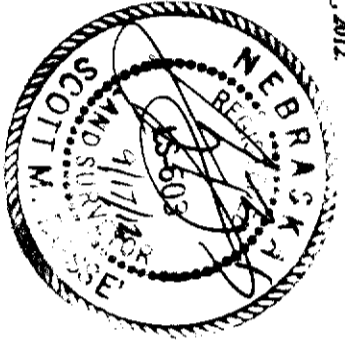
A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE, ALONG THE NORTH LINE OF SAID SECTION, N88°09'42"W FOR A DISTANCE OF 1323.61 FEET; THENCE, AT RIGHT ANGLES, S01°29'17"W FOR A DISTANCE OF 115.39 FEET; THENCE, S04°33'42"E FOR A DISTANCE OF 334.06 FEET; SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN DEED BOOK 161, PAGE 413 AND THE SOUTHERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #26; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A 574.59 RADII'S CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 323°00', CHORD BEING 968'49"17" FOR A DISTANCE OF 329.13 FEET, FOR AN ARC DISTANCE OF 329.18 FEET; SAID POINT BEING ON THE WASTERLY RIGHT-OF-WAY LINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE, ALONG SAID CANAL, RIGHT-OF-WAY, S18°36'42"E FOR A DISTANCE OF 21.12 FEET; S07°06'27"E FOR A DISTANCE OF 377.77 FEET, S54°22'42"E FOR A DISTANCE OF 145.14 FEET; THENCE, S52°42'29"W TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF THE MITCHELL DRAINAGE DISTRICT DRAIN, BEING A DISTANCE OF 202.42 FEET; THENCE, ALONG SAID DRAIN, RIGHT-OF-WAY, N40°43'08"W FOR A DISTANCE OF 469.22 FEET, N07°34'27"W FOR A DISTANCE OF 313.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 3.00 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 1/40 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 17th day of SEPTEMBER, 2012.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



OWNERS AND DEDICATION STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 1, PIEPER SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, ALSO DEEDING THE EASEMENT AS SHOWN TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 19th DAY OF September, 2012.

Mary M. Weaver
MARY MEMBER

William Russell Noel, Jr.
WILLIAM RUSSELL NOEL, JR.

ACKNOWLEDGMENT
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARY MEMBER AND WILLIAM RUSSELL NOEL, JR. TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING OWNERS AND DEDICATION STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 19th DAY OF September, 2012.

MY COMMISSION EXPIRES: 12-17-2014

APPROVAL

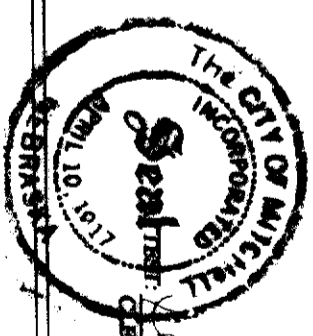
THE FOREGOING PLAT OF LOT 1, PIEPER SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL, SCOTTS BLUFF COUNTY, NEBRASKA, BY RESOLUTION DULY PASSED.

THIS 26th DAY OF September, 2012.

Brian Taylor
MAYOR



Scott M. Bosse
NOTARY PUBLIC



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11	12	13	14	15	16	17	18	19	20