



2012-5487

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 10-5-12 Time 11:05AM

Inst. 2012 5487  
Jean A. Bauer

REGISTER OF DEEDS

NUM INDEX *MC*  
CITY INDEX *CM*  
PROCEED *C*  
INDEXED

NUM PAGES *3*  
DINO TAX PD CHG RET  
FEES *14.00* PD CHG  RET  
FUND *14.00*  
PREP'D *Bill Mabin*  
RET

8A

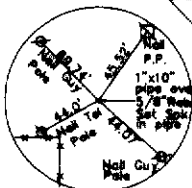
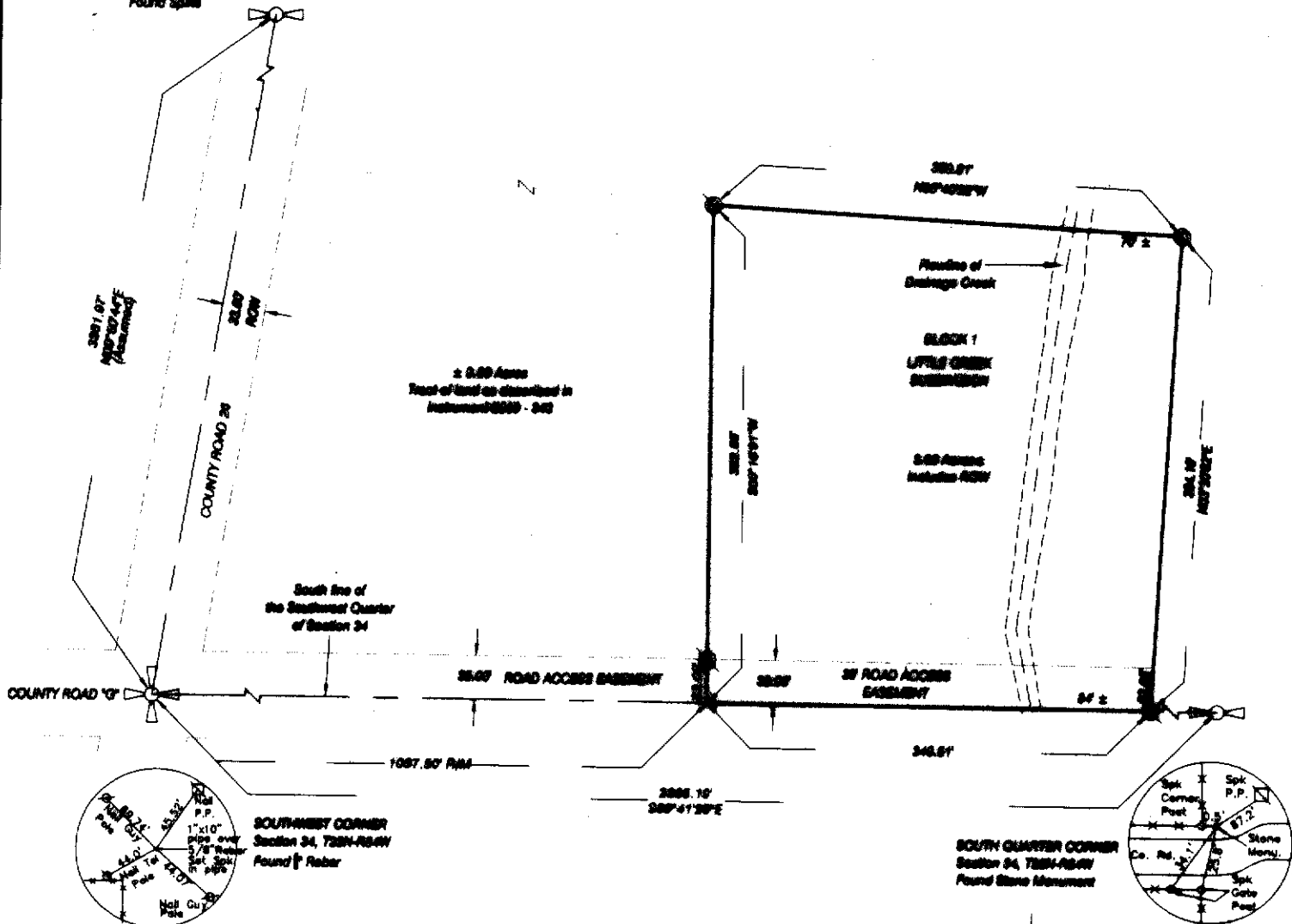
# FINAL PLAT

## BLOCK 1, LITTLE CREEK SUBDIVISION

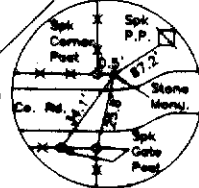
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 25 NORTH, RANGE 84 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



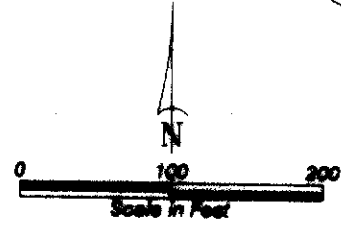
WEST QUARTER CORNER  
Section 34, T25N-R84W  
Found Spike



SOUTHWEST CORNER  
Section 34, T25N-R84W  
Found Rebar



SOUTH QUARTER CORNER  
Section 34, T25N-R84W  
Found Stone Monument



- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- FLAGGED LATHE AT PROPERTY CORNER
- MEASURED
- RECORD
- RIGHT OF WAY
- BLOCK NUMBER

NOTE: Easements, restrictions and other documents that may affect this platted lot, if any, that are of record or not of record, are not shown on this plat.

BLOCK 1,  
LITTLE CREEK SUBDIVISION  
SCOTT'S 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 Creek Subdivision, situated in the Southwest Quarter of Section 34, Township 23 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 34, thence easterly on the south line of Section 34, and on the south line of a tract of land as described in Instrument 2009-343, Scotts Bluff County Register of Deeds office, said line having a bearing of S89°41'29"E (based on reference bearing of N08°50'44"E, for west line of Southwest Quarter of Section 34), a distance of 1007.50 feet, to the southeast corner of said tract of land referenced in Instrument 2009-343, and said corner being the Point of Beginning, thence continuing easterly on the south line of Section 34, bearing S89°41'29"E, a distance of 340.51 feet, thence bearing N03°20'52"E, a distance of 384.10 feet, thence bearing N86°40'22"W, a distance of 360.31 feet, to the northeast corner of said referenced tract of land described in Instrument 2009-343, thence bearing S00°18'31"W, on the east line of said referenced tract of land described in Instrument 2009-343, a distance of 382.56 feet, to the Point of Beginning, containing an area of 3.00 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 all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 17<sup>th</sup> day of September, 2012.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 478



**OWNER'S STATEMENT**

We, the undersigned, being the owners of a Tract of land situated in the Southwest Quarter of Section 34, Township 23 North, Range 54 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 1, LITTLE CREEK SUBDIVISION, situated in the Southwest Quarter of Section 34, Township 23 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

We hereby dedicate the Access Easement shown on the plat for the use and benefit of the public.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 17 day of September, 2012.

Owner:

By: John C. Gable, a Single Person

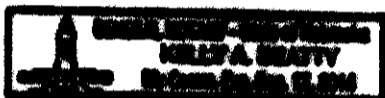
BLOCK 1,  
LITTLE CREEK SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came John C. Gable, 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 17<sup>th</sup> DAY OF September, 2012.



Kelly A. Bantz  
Notary Public

My Commission Expires December 17, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, LITTLE CREEK SUBDIVISION, situated in Southwest Quarter of Section 34, Township 23 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 1<sup>st</sup> day of October, 2012. Conditioned upon the fact Scotts 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.

Steve Heston  
Chairman of the Board

ATTEST:

Chris Salas  
County Clerk

