



2013-2613

Inst. 2013 2613

NUM INDEX MT  
COMPUTER DM  
PICTURED 1  
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RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 5-13-13 Time 9:30am

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 22.00  
REC'D Bill Maben  
RET Scotts Bluff County Bldg 7  
Zoning

*Jean A. Bauer*

REGISTER OF DEEDS

*2 min*

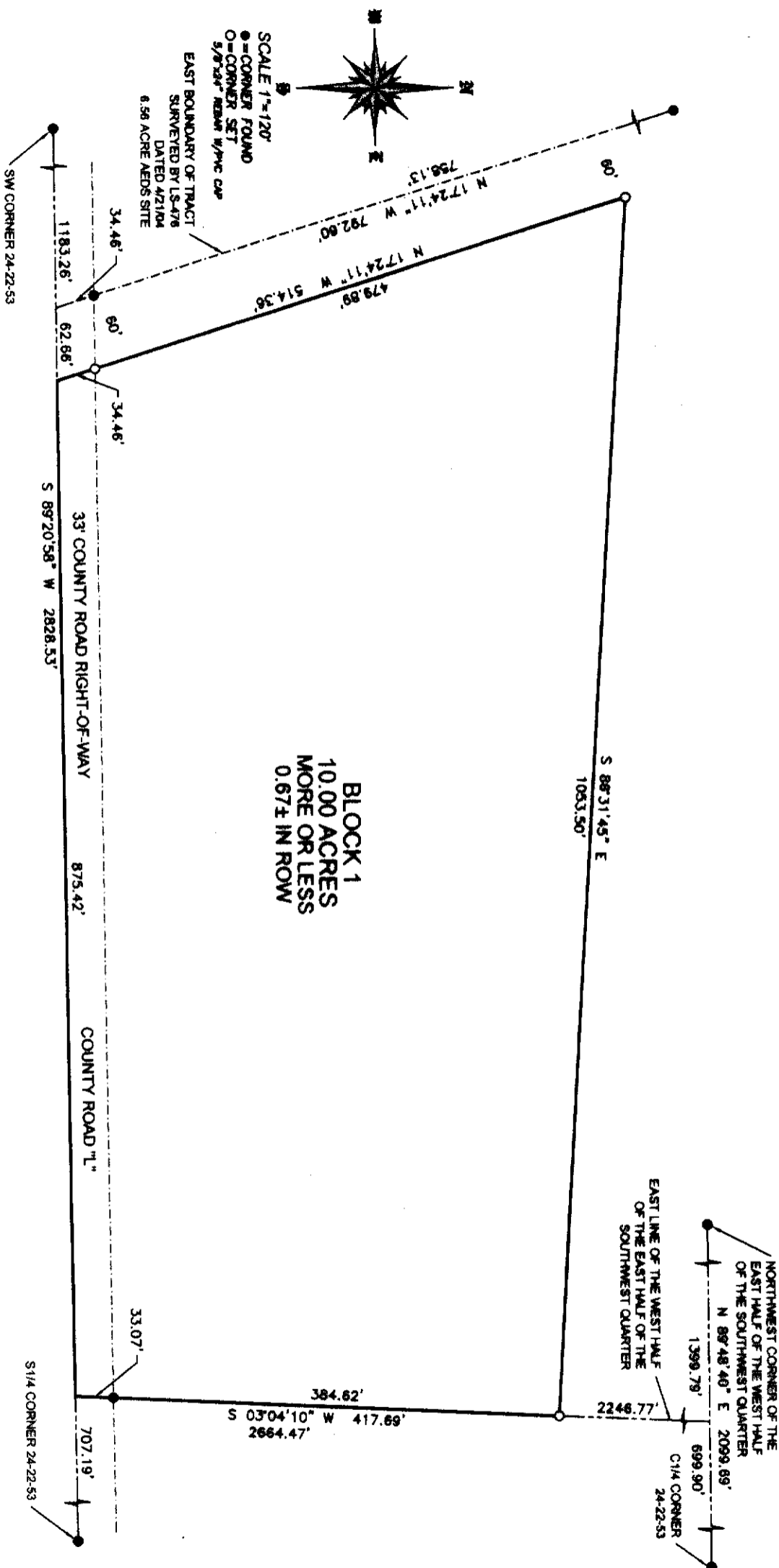
THIS PAGE INCLUDED FOR INDEXING PURPOSES

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 53 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°20'58" W FOR A DISTANCE OF 875.42 FEET; THENCE, N17°24'11" W FOR A DISTANCE OF 514.36 FEET; THENCE, S89°31'45" E TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1053.50 FEET; THENCE, ON SAID EAST LINE, S89°04'10" W FOR A DISTANCE OF 417.69 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.00 ACRES, MORE OR LESS, OF WHICH 0.67± ACRES, MORE OR LESS, IS CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

**PRELIMINARY PLAT**

**BLOCK 1, BRITTNEY RANCH SUBDIVISION,**  
IN THE WEST HALF OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 53 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA.



**BLOCK 1**  
**10.00 ACRES**  
**MORE OR LESS**  
**0.67± IN ROW**

**ACCUSTAR SURVEYING**

30801 COUNTY ROAD 17  
PHONE: (308) 623-0197

MITCHELL, NE 68357  
CELL: (308) 631-0737

PROJECT:  
BRITTNEY RANCH SUBDIVISION  
BRENDA GUY  
MINATARE, NEBRASKA

**SHEET**  
**1 OF 1**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**FINAL PLAT**  
**BLOCK 1, BRITTNEY RANCH SUBDIVISION,**  
 IN THE WEST HALF OF THE EAST HALF AND THE <sup>EAST</sup> WEST HALF OF THE  
~~EAST~~ <sup>WEST</sup> HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP <sup>22N</sup>  
 22 NORTH, RANGE 53 WEST OF THE 6TH P.M.,  
 SCOTTS BLUFF COUNTY, NEBRASKA.

**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 120 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 14<sup>th</sup> day of March, 2013.

[Signature]  
 Scott M. Bosse  
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



**OWNER'S STATEMENT:**

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE WEST HALF OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 53 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: BLOCK 1, BRITTNEY RANCH SUBDIVISION.

THE FOREGOING, BLOCK 1, BRITTNEY RANCH SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

[Signature]  
 BRENDA J. GUY

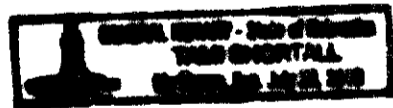
**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
 COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF April, 2013.

[Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: July 26, 2016



**APPROVAL AND ACCEPTANCE:**

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 23<sup>rd</sup> DAY OF April, 2013.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 6<sup>th</sup> DAY OF May, 2013.

[Signature]  
 CHAIRMAN