



2013-3673

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SCOTTS BLUFF COUNTY, NE

NUM PAGES 3
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TOTAL 28.00
REC'D _____
RET M.C. Schaff

Date 7-3-13 Time 11:15 AM
INST. 2013 3673
Jean A. Bauer

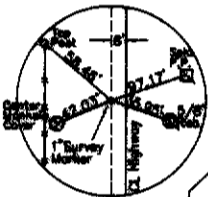
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REGISTER OF DEEDS

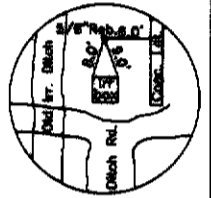
FINAL PLAT

BLOCK 1, KING'S ACRES SUBDIVISION

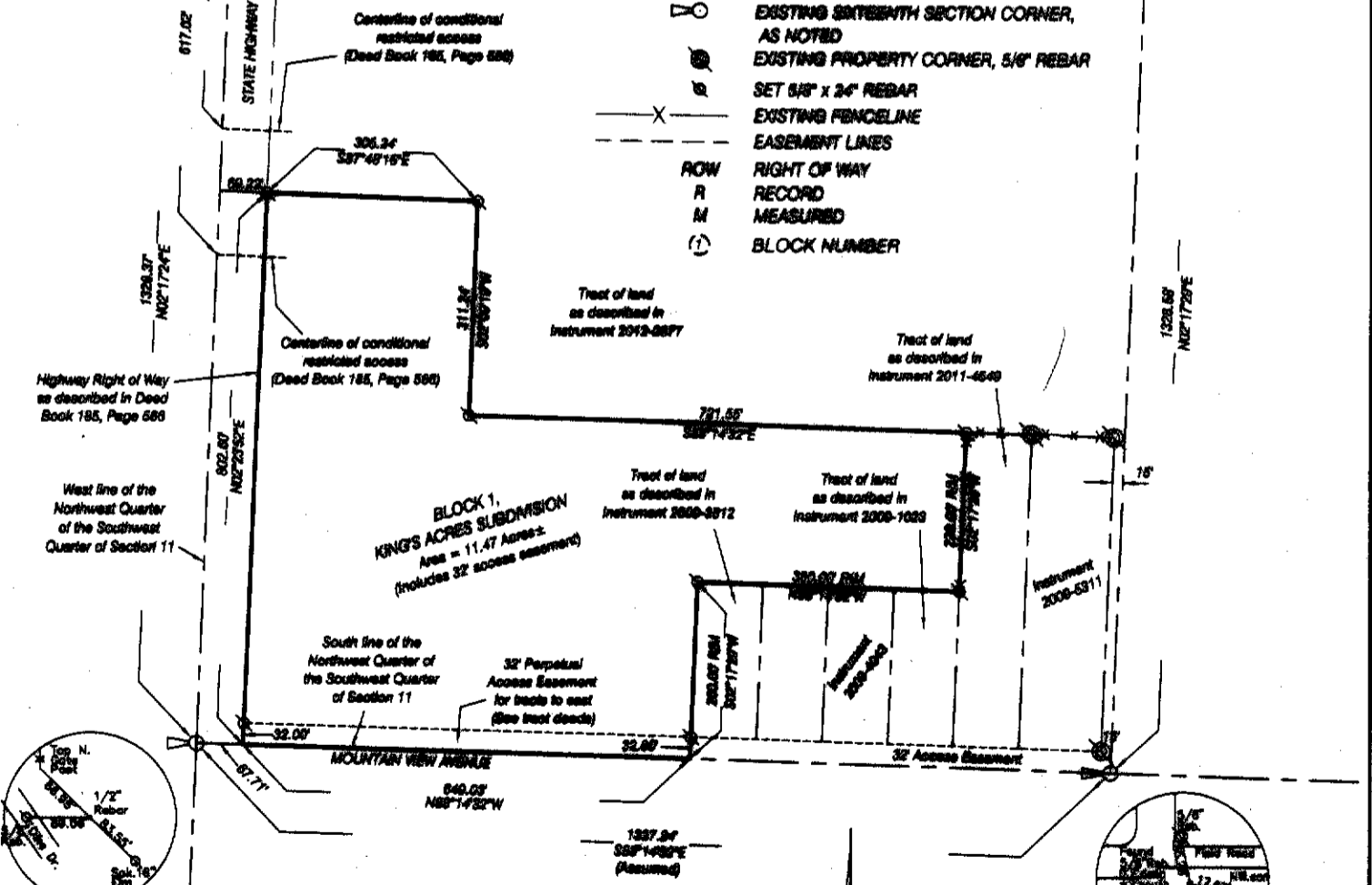
SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



WEST QUARTER CORNER
Section 11, T22N-R65W
Found 1" Survey Marker



NORTHEAST CORNER OF
NORTHWEST QUARTER OF
SOUTHWEST QUARTER
Section 11, T22N-R65W
Found 5/8" Rebar



LEGEND

- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING PROPERTY CORNER, 5/8" REBAR
- SET 5/8" x 3/4" REBAR
- EXISTING FENCELINE
- EASEMENT LINES
- ROW RIGHT OF WAY
- R RECORD
- M MEASURED
- BLOCK NUMBER

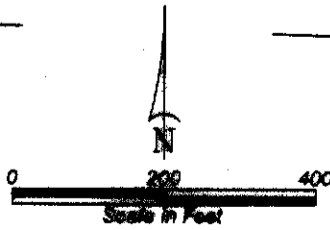
Highway Right of Way as described in Deed Book 185, Page 688

West line of the Northwest Quarter of the Southwest Quarter of Section 11

SOUTHWEST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER Section 11, T22N-R65W Found 1/2" Rebar

SOUTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER Section 11, T22N-R65W Found 5/8" Rebar

NOTES:
1. All easements, restrictions and other documents that may affect this platted lot, that are of record or not of record, may not be shown on this plat.



BLOCK 1,
KING'S ACRES SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 1, KING'S ACRES SUBDIVISION situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

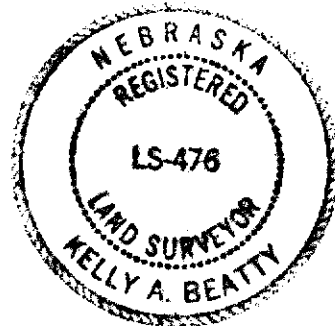
Beginning at the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 11, thence easterly on the south line of the Northwest Quarter of the Southwest Quarter of Section 11, on an assumed bearing of S88°14'32"E, a distance of 67.71 feet, to the point of intersection with the east right of way line of State Highway 71, as described in Deed Book 185, page 566, and said point being the Point of Beginning, thence northerly on the east right of way line of State Highway 71, bearing N02°23'52"E, a distance of 802.60 feet, thence bearing S87°48'15"E, a distance of 365.24 feet, thence bearing S02°09'19"W, a distance of 311.24 feet, thence bearing S88°14'32"E, a distance of 721.55 feet, to the point of intersection with the northwest corner of a tract of land described in Instrument 2011-4549, Scotts Bluff County Register of Deeds office, thence bearing S02°17'29"W, on the west line of said tract of land described in Instrument 2011-4549, a distance of 229.00 feet, to the point of intersection with the northeast corner of a tract of land described in Instrument 2009-1023, thence westerly on the north line of said tract of land described in Instrument 2009-1023, and westerly extension thereof, bearing N88°14'32"W, a distance of 380.00 feet, to the northwest corner of a tract of land described in Instrument 2009-3312, thence southerly on the west line of said tract of land described in Instrument 2009-3312, and southerly extension thereof, bearing S02°17'29"W, a distance of 280.00 feet, to the point of intersection with the south line of the Northwest Quarter of the Southwest Quarter of Section 11, thence bearing N88°14'32"W, on said south line of the Northwest Quarter of the Southwest Quarter of Section 11, a distance of 649.03 feet to the Point of Beginning, containing an area of 11.47 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 5th DAY OF June, 2013.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

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



OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 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, KING'S ACRES SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 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 owners. We hereby dedicate the access easement for the use and benefit of the public.
Dated this 10 day of June, 2013.

Owners:
Gerald F. King and JoAnn King Revocable Trust

Gerald F. King
By: Gerald F. King, Husband

JoAnn King
By: JoAnn King, Wife

BLOCK 1,
KING'S ACRES SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 3 OF 3

ACKNOWLEDGEMENT

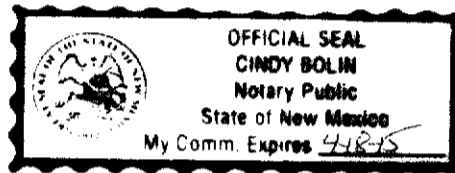
STATE OF New Mexico)
COUNTY OF Chaves)

Before me, a Notary Public, qualified and acting in said County, personally came Gerald F. King and JoAnn King, 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, and the voluntary act and deed of the Gerald F. King and JoAnn King Revocable Trust.

WITNESS MY HAND AND SEAL THIS 10 DAY OF June, 2013.

Cindy Bolin
Notary Public

My Commission Expires 4-18-15



APPROVAL

The foregoing plat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, and containing an area greater than 10 acres in size, and thus exempt from State subdivision regulations, has been reviewed and approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1983, and if applicable, Article 1 of Chapter 20 or Ordinance No. 2800 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

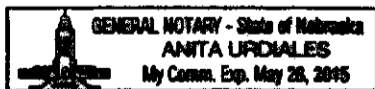
Rick Kuckkahn
Rick Kuckkahn, City Manager
City of Scottsbluff, Nebraska

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kuckkahn, City Manager for the City of Scottsbluff, Nebraska, to me known to be the identical person whose signature is affixed to the foregoing "Approval Statement" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Nebraska.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of July, 2013.



Anita Urdiales
Notary Public

My Commission Expires: 5-28-15