



2013-0992

Inst. 2013

992

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 2-26-13 Time 2:01 PM

Jean A. Bauer

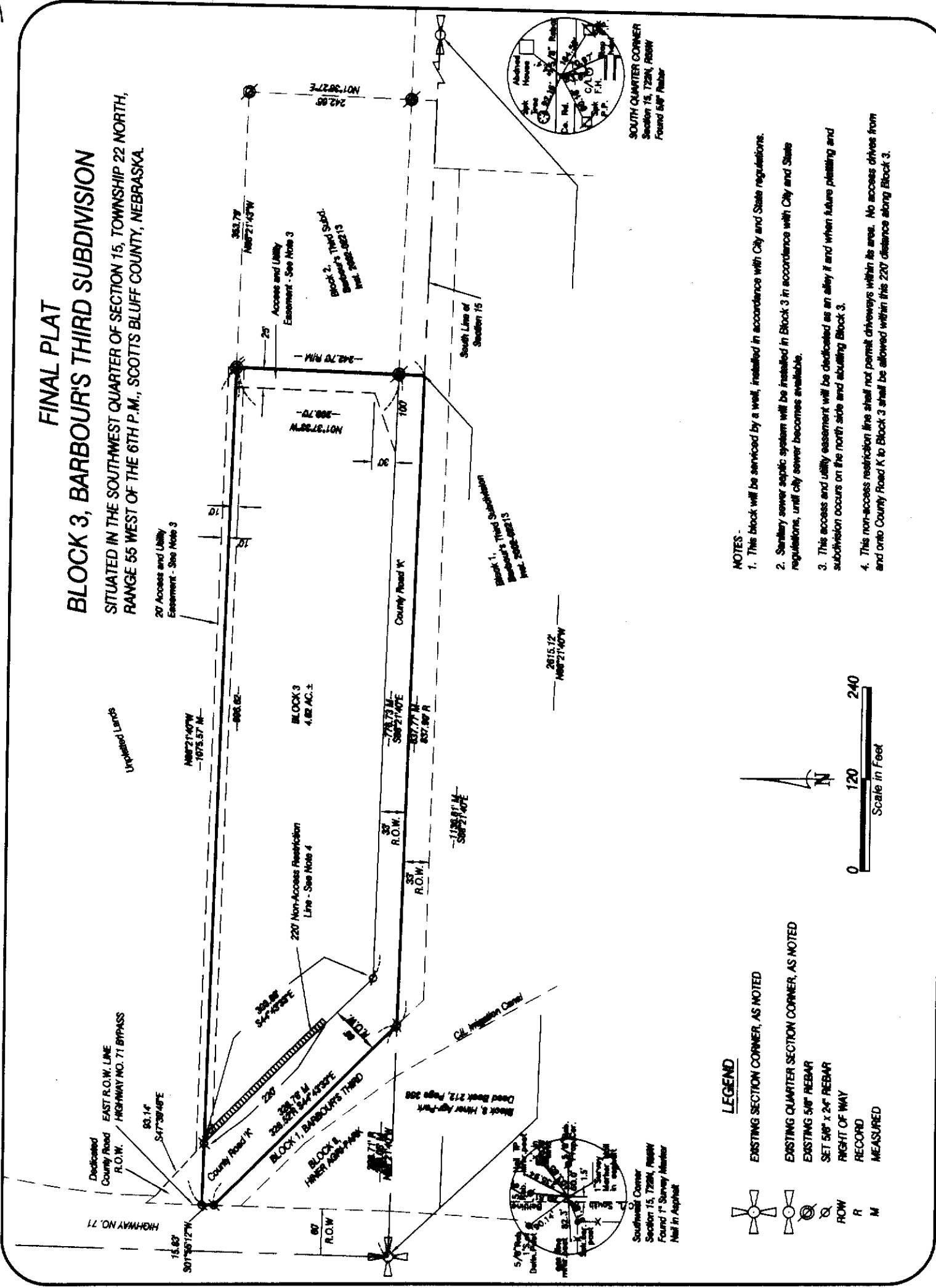
REGISTER OF DEEDS

BLUM INDEX
COMPUTER
PICTURED
IMAGED

AMOUNTS 3
 L. 22.00 PD. CUG. PET
 T. 22.00 PD. CUG. PET
 D. Kelly Beatty
 PET

FINAL PLAT

BLOCK 3, BARBOUR'S THIRD SUBDIVISION
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH,
 RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

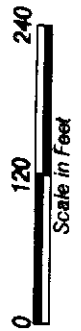


NOTES

1. This block will be serviced by a well, installed in accordance with City and State regulations.
2. Sanitary sewer septic system will be installed in Block 3 in accordance with City and State regulations, until city sewer becomes available.
3. This access and utility easement will be dedicated as an alley if and when future platting and subdivision occurs on the north side and abutting Block 3.
4. This non-access restriction line shall not permit driveways within its area. No access drives from and onto County Road K to Block 3 shall be allowed within this 220' distance along Block 3.

LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
-
-
- RIGHT OF WAY RECORD
- MEASURED



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

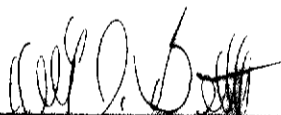
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 3, BARBOUR'S THIRD SUBDIVISION, a tract of land situated in the Southwest Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scott's Bluff County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of Section 15, thence easterly on the south line of the Southwest Quarter of Section 15, on an assumed bearing of S88°21'40"E, a distance of 288.65 feet, as measured (298.71' record), to the point of intersection with the northerly line of Block 1, Barbour's Third Addition to Scott's Bluff County, Nebraska, as recorded in Instrument 2008-2213, said point also being the Point of Beginning, thence continuing easterly on the south line of the Southwest Quarter of Section 15, bearing S88°21'40"E, a distance of 837.77 feet, as measured (837.98' record), to the point of intersection with the southerly extension of the west line of Block 2, Barbour's Third Addition, as platted, thence northerly on said extension line and on the west line of said Block 2, Barbour's Third Addition, bearing N01°37'33"W, as measured, a distance of 243.70 feet, to the northwest corner of said Block 2, Barbour's Third Addition, as monumented by a 5/8" rebar, thence bearing N88°21'40"W, a distance of 1075.57 feet, to the point of intersection with the east right of way line of State Highway 71 Bypass, thence bearing S01°55'12"W, on said east right of way line, a distance of 15.83 feet, to the point of intersection with the northwest corner of said Block 1, Barbour's Third Addition, thence bearing S44°43'33"E, on the northerly line of said Block 2, a distance of 328.76 feet, as measured (388.52' record), to the Point of Beginning, containing an area of 6.37 acres, more or less.

That the accompanying plat is a true delineation of such 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 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 12th DAY OF December, 2012.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



OWNER'S STATEMENT


We, the undersigned, being the owners of part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 3, BARBOUR'S THIRD SUBDIVISION, a subdivision in Scott's Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.
Dated this 12th day of December, 2012.

We hereby dedicate the County Road for the use and benefit of the public and the access easement shown on the accompanying plat for the use and benefit of the public.

Owners:

Koeman Investments, LLC, a Nebraska Limited Liability Company



H. H. Koeman, Member/Manager

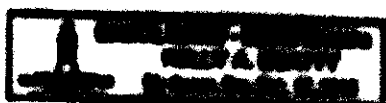
BLOCK 3,
BARBOUR'S THIRD SUBDIVISION
SCOTT'S BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came H. H. Koeman, Member/Manager, of Koeman Investments, LLC, a Nebraska Limited Liability Company, 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 and the voluntary act and deed of Koeman Investments, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 14th DAY OF December, 2012.



[Signature]
Notary Public

My Commission Expires December 17, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 3, BARBOUR'S THIRD SUBDIVISION, situated in the Southwest Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 85 West of the 6th P.M., Scott's Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scott's Bluff County, Nebraska, by resolution duly passed this 19th day of February, 2013.

[Signature]
Mayor

ATTEST:

[Signature]
Christine Burbach, Deputy
City Clerk

