



2015-1480

NUM INDEX
COMPUTER
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IMAGED

RECORDED
SCOTT'S BLUFF COUNTY, NE

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG RET _____
TOTAL 22.00
REC'D Bill Mabin - Bldg & Zoning
RET _____

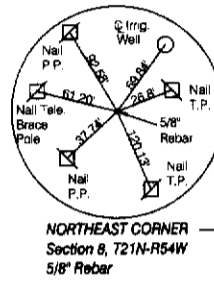
Date 3-30-15 Time 9:43 AM
INST. 2015 1480
Jean A. Bauer

REGISTER OF DEEDS

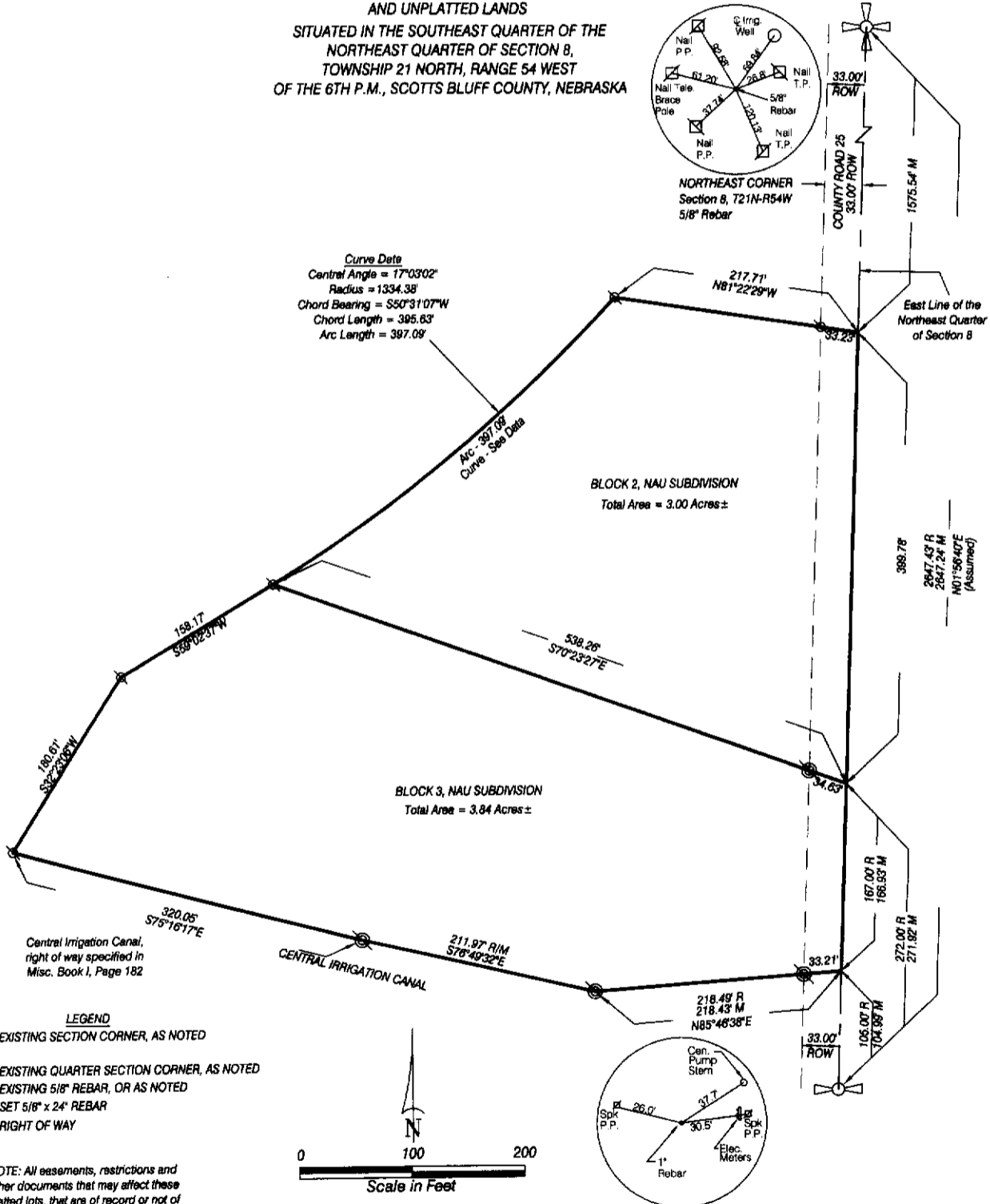
FINAL PLAT

BLOCK 2, NAU SUBDIVISION, AND BLOCK 3, NAU SUBDIVISION,

A REPLAT OF VACATED BLOCK 1, NAU SUBDIVISION
AND UNPLATTED LANDS
SITUATED IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA



NORTHEAST CORNER
Section 8, T21N-R54W
5/8" Rebar



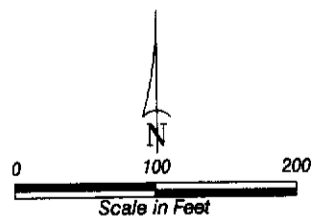
Curve Data
Central Angle = 17°03'02"
Radius = 1334.38'
Chord Bearing = S50°31'07"W
Chord Length = 395.63'
Arc Length = 397.09'

BLOCK 2, NAU SUBDIVISION
Total Area = 3.00 Acres ±

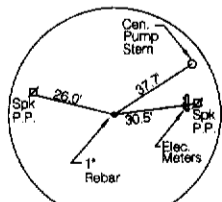
BLOCK 3, NAU SUBDIVISION
Total Area = 3.84 Acres ±

Central Irrigation Canal,
right of way specified in
Misc. Book 1, Page 182

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR, OR AS NOTED
 - SET 5/8" x 24" REBAR
 - RIGHT OF WAY



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



EAST QUARTER CORNER
Section 8, T21N-R54W
1" Rebar

BLOCK 2 AND 3, NAU SUBDIVISION
SITUATED IN THE SE1/4 NE1/4
SECTION 8, T21N-R54W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of **BLOCK 2, NAU SUBDIVISION AND BLOCK 3, NAU SUBDIVISION A REPLAT OF VACATED BLOCK 1, NAU SUBDIVISION AND UNPLATTED LANDS**, situated in the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

BLOCK 2: Commencing at the East Quarter Corner of Section 8, thence northerly on the east line of Section 8, on an assumed bearing of N01°56'40"E, a distance of 271.92 feet, to the Point of Beginning, thence continuing northerly on the east line of Section 8, bearing N01°56'40"E, a distance of 399.78 feet, thence bearing N81°22'29"W, a distance of 217.71 feet, thence southwesterly on the arc of a non-tangent curve to the right, said curve having a central angle of 17°03'02", a radius of 1334.38 feet, a chord bearing of S50°31'07"W and a chord length of 395.63 feet, thence southwesterly on the arc of said curve, a distance of 397.09 feet, thence bearing S70°23'27"E, a distance of 538.26 feet, to the Point of Beginning, containing an area of 3.00 acres more or less.

BLOCK 3: Commencing at the East Quarter Corner of Section 8, thence northerly on the east line of Section 8, on an assumed bearing of N01°56'40"E, a distance of 104.99 feet, to the Point of Beginning, thence continuing northerly on the east line of Section 8, bearing N01°56'40"E, a distance of 166.93 feet, thence bearing N70°23'27"W, a distance of 538.26 feet, thence bearing S59°02'37"W, a distance of 158.17 feet, thence bearing S32°23'08"W, a distance of 180.81 feet, thence bearing S75°16'17"E, a distance of 320.05 feet, thence bearing S76°49'32"E, a distance of 211.97 feet, thence bearing N85°48'38"E, a distance of 218.43 feet, to the Point of Beginning, containing an area of 3.84 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 each lot and block has its own number. 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 8th day of December, 2014.
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
Dennis P. Sullivan, a Nebraska Registered Land Surveyor, L.S. 582



OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 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 2, NAU SUBDIVISION AND BLOCK 3, NAU SUBDIVISION A REPLAT OF VACATED BLOCK 1, NAU SUBDIVISION AND UNPLATTED LANDS**, situated in the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 54 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 county road right of way shown on the plat to the use and benefit of the public.

Dated this 8th day of Dec., 2014.

Sheryl E. Nau
Sheryl E. Nau, a single person

BLOCK 2 AND 3, NAU SUBDIVISION
SITUATED IN THE SE1/4 NE1/4
SECTION 8, T21N-R54W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Sheryl E. Nau, 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 8th DAY OF Dec., 2014.

Dennis P. Sullivan
Notary Public

My Commission Expires Aug. 26, 2018



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 2, NAU SUBDIVISION AND BLOCK 3, NAU SUBDIVISION, A REPLAT OF VACATED BLOCK 1, NAU SUBDIVISION AND UNPLATTED LANDS, situated in the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 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 15th day of December, 2014.

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.

Walter Kestel
Chairman of the Board

ATTEST:

Vera Delaney
County Clerk

