



2015-3654

INST. 2015 3654

COMPUTER CS
PICTURED CS
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-21-15 Time 12:53pm

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG RET _____
TOTAL 22.00
REC'D Bedg: zoning
RET _____

Jean A. Bauer

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT LOT 1, DIETRICH SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION
15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH
PRINCIPAL MERIDIAN, 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 140 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 9th day of May, 2015.

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

OWNERS STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 1, DIETRICH SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

DATED THIS 12 DAY OF May, 2015.

[Signature]
EDWIN LARRY BLEHM

[Signature]
SHIRLEY RAE BLEHM

ACKNOWLEDGMENT

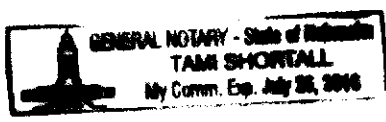
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME EDWIN LARRY BLEHM AND SHIRLEY RAE BLEHM, 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.

WITNESS MY NOTORIAL SEAL THIS 12 DAY OF May, 2015.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 26, 2016



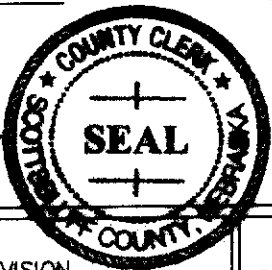
APPROVAL AND ACCEPTANCE:

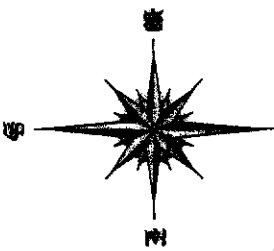
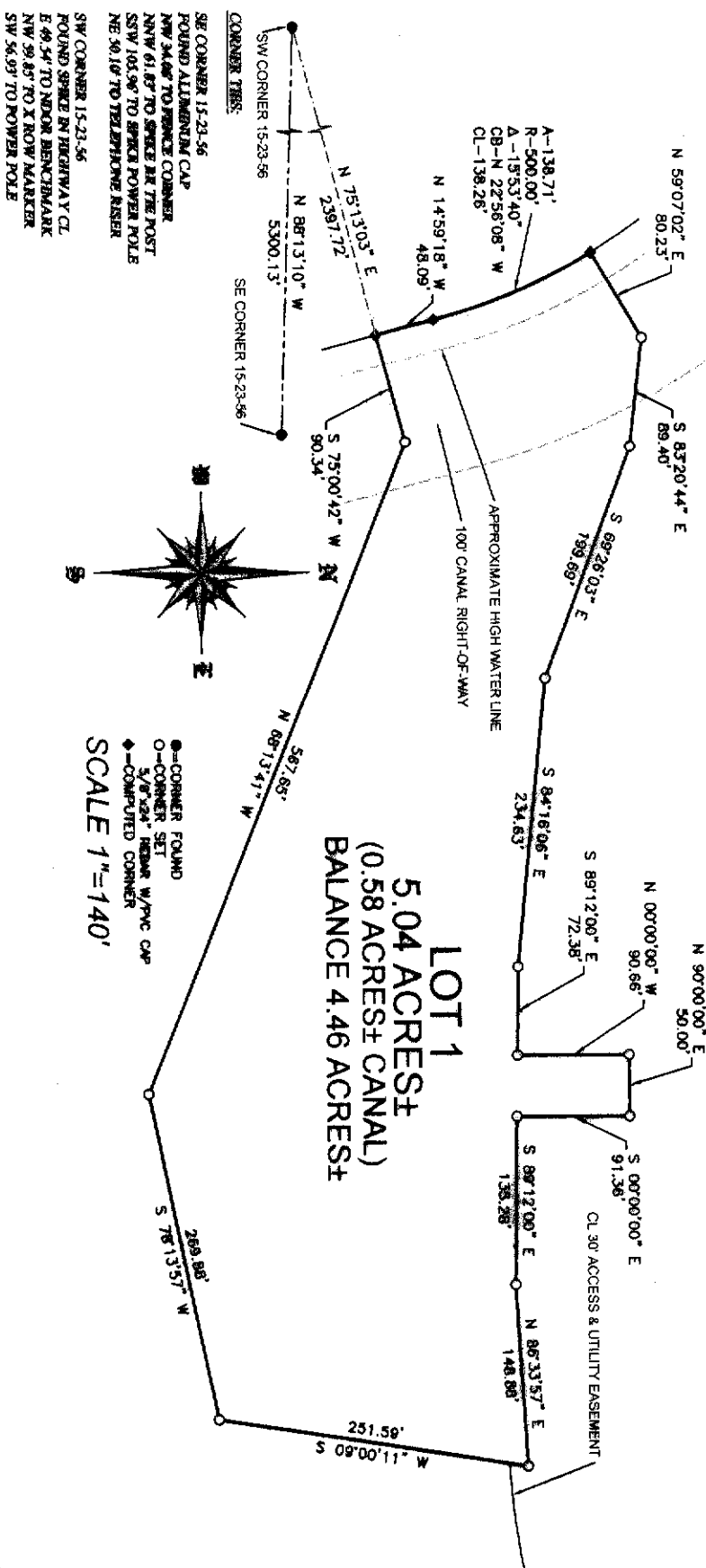
THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 14 DAY OF July, 2015.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 20 DAY OF July, 2015.

[Signature]
CHAIRMAN

ATTEST: [Signature]
COUNTY CLERK





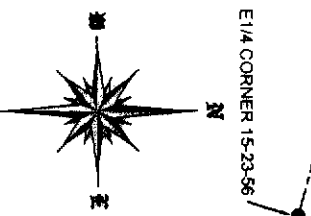
●—CORNER FOUND
 ○—CORNER SET
 3/8" P.C. IRON W/PVC CAP
 ◆—COMPUTED CORNER
 SCALE 1"=140'

SE CORNER 15-23-56
 ROUND ALLIUM/UM CAP
 NW 34.06' TO POINT CORNER
 NNW 61.87' TO SPEAR IN THE POST
 SSW 101.96' TO SPEAR POWER POLE
 NE 40.16' TO TELEPHONE RISER

SW CORNER 15-23-56
 ROUND SPIRE BY HIGHWAY CL
 E 49.54' TO NADOK BENCHMARK
 NW 99.85' TO X ROW MARKER
 SW 54.93' TO POWER POLE

CL 30 ACCESS & UTILITY EASEMENT

| LINE | BEARING | DISTANCE | AREA |
|------|---------------|----------|--------|
| L1 | N 81°19'53" E | 280.13' | 180.65 |
| L2 | S 31°42'28" E | 180.65 | 50.89 |
| L3 | S 69°57'42" E | 378.28 | 50.89 |
| L4 | N 89°54'44" E | 378.28 | 50.89 |
| L5 | S 58°48'15" E | 30.08' | 50.89 |
| L6 | S 74°33'57" E | 183.41' | 50.89 |



LEGAL DESCRIPTION:
 A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 15 AND THE SOUTH LINE OF SAID SECTION HAVING A BEARING OF N88°13'16"W;
 THENCE, N75°13'03"E FOR A DISTANCE OF 2397.72; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE, N14°59'18"W FOR A DISTANCE OF 48.09 FEET;
 THENCE, ALONG A 500.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 15°53'40", CHORD BEING N22°56'08"W FOR 138.26 FEET; FOR AN ARC DISTANCE OF 138.71 FEET; THENCE, S83°28'44"E FOR A DISTANCE OF 89.40 FEET; S69°26'03"E FOR A DISTANCE OF 199.69 FEET; THENCE, S84°16'08"E FOR A DISTANCE OF 234.63 FEET; THENCE, S89°12'00"E FOR A DISTANCE OF 72.38 FEET; THENCE, N90°00'00"E FOR A DISTANCE OF 90.66 FEET; THENCE, S00°00'00"E FOR A DISTANCE OF 50.00 FEET; THENCE, S00°00'00"E FOR A DISTANCE OF 91.36 FEET; THENCE, S89°12'00"E FOR A DISTANCE OF 135.28 FEET; THENCE, S89°12'00"E FOR A DISTANCE OF 148.88 FEET; THENCE, S09°00'11"W FOR A DISTANCE OF 251.59 FEET; THENCE, S78°13'57"W FOR A DISTANCE OF 269.88 FEET; THENCE, N68°13'41"W FOR A DISTANCE OF 567.65 FEET; THENCE, S75°00'42"W FOR A DISTANCE OF 90.34 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 5.04 ACRES, MORE OR LESS.

FINAL PLAT
LOT 1, DIETRICH
SUBDIVISION
 A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.