



2015-4143

COMPUTER \_\_\_\_\_  
PICTURED PCX  
IMAGED \_\_\_\_\_

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8-12-15 Time 10:57am

**INST. 2015 4143**

*Jean A. Bauer*

REGISTER OF DEEDS

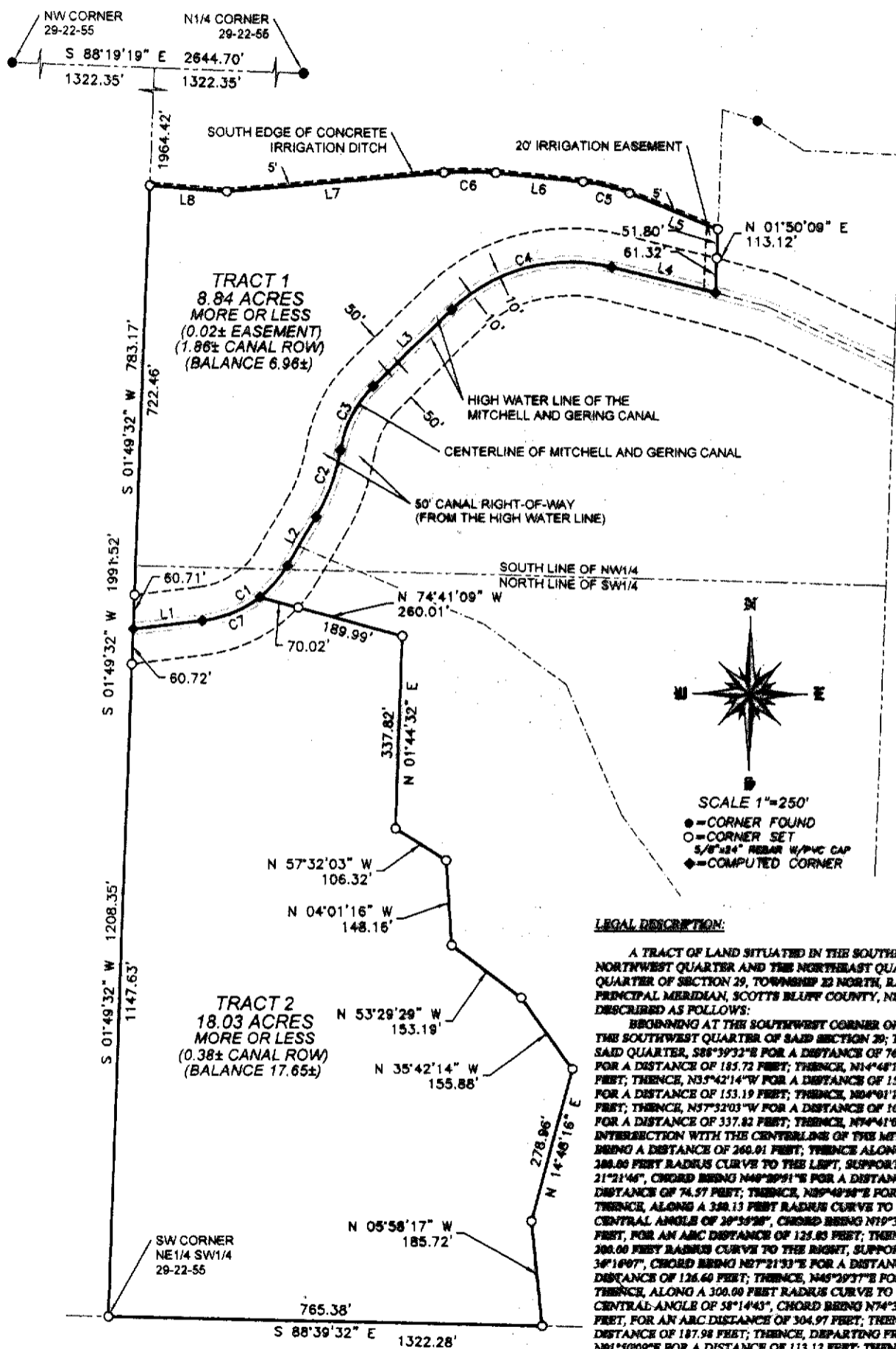
NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 22.00  
REC'D Blg: Zoning - Seb Cty  
RET \_\_\_\_\_

**THIS PAGE INCLUDED FOR INDEXING PURPOSES**

# FINAL PLAT

## TRACTS 1 AND 2, ALLISON FARMS SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.



**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE, ON THE SOUTH LINE OF SAID QUARTER, S88°39'32"E FOR A DISTANCE OF 765.38 FEET; THENCE, N05°58'17"W FOR A DISTANCE OF 185.72 FEET; THENCE, N14°48'16"E FOR A DISTANCE OF 278.96 FEET; THENCE, N35°42'14"W FOR A DISTANCE OF 155.88 FEET; THENCE, N53°29'29"W FOR A DISTANCE OF 153.19 FEET; THENCE, N04°01'16"W FOR A DISTANCE OF 148.16 FEET; THENCE, N57°32'03"W FOR A DISTANCE OF 106.32 FEET; THENCE, N01°44'32"E FOR A DISTANCE OF 337.82 FEET; THENCE, N74°41'09"W TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE MITCHELL AND GERING CANAL, BEING A DISTANCE OF 260.01 FEET; THENCE ALONG SAID CENTERLINE, ALONG A 200.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 21°21'46", CHORD BEING N46°39'51"W FOR A DISTANCE OF 74.14 FEET; THENCE, FOR AN ARC DISTANCE OF 74.57 FEET; THENCE, N89°49'09"E FOR A DISTANCE OF 100.88 FEET; THENCE, ALONG A 300.13 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 20°39'28", CHORD BEING N19°31'14"E FOR A DISTANCE OF 125.15 FEET; THENCE, FOR AN ARC DISTANCE OF 125.83 FEET; THENCE WITH A REVERSE CURVE 200.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 36°16'07", CHORD BEING N57°21'33"E FOR A DISTANCE OF 124.50 FEET; THENCE, FOR AN ARC DISTANCE OF 126.60 FEET; THENCE, N46°29'37"E FOR A DISTANCE OF 193.09 FEET; THENCE, ALONG A 300.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 58°14'43", CHORD BEING N74°26'58"E FOR A DISTANCE OF 292.01 FEET; THENCE, FOR AN ARC DISTANCE OF 304.97 FEET; THENCE, S76°15'41"E FOR A DISTANCE OF 187.98 FEET; THENCE, DEPARTING FROM SAID CENTERLINE, N01°50'09"E FOR A DISTANCE OF 113.12 FEET; THENCE, N68°05'21"W FOR A DISTANCE OF 166.99 FEET; THENCE, ALONG A 200.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 14°34'29", CHORD BEING N76°22'33"W FOR A DISTANCE OF 85.04 FEET; THENCE, FOR AN ARC DISTANCE OF 85.34 FEET; THENCE, N04°39'49"W FOR A DISTANCE OF 155.27 FEET; THENCE, ALONG A 495.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 10°37'23", CHORD BEING N89°39'11"W FOR A DISTANCE OF 91.63 FEET; THENCE, FOR AN ARC DISTANCE OF 91.78 FEET; THENCE, S04°48'48"W FOR A DISTANCE OF 382.92 FEET; THENCE, N05°52'05"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 29, BEING A DISTANCE OF 137.07 FEET; THENCE, ALONG SAID WEST LINE, S01°49'32"W FOR A DISTANCE OF 1991.52 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 26.87 ACRES, MORE OR LESS.

**FINAL PLAT**  
**TRACTS 1 AND 2, ALLISON FARMS SUBDIVISION**

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 55 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 250 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 17<sup>th</sup> day of May, 2015.

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

OWNERS STATEMENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 55 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 TRACTS 1 AND 2, ALLISON FARMS SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AND ALSO DEDICATE THE EASEMENTS AS SHOWN TO THE BENEFIT OF THE ADJOINING LANDS.

DATED THIS 4 DAY OF June, 2015.

JON ALLISON, PRESIDENT HMJ ALLISON FARMS INC.



ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JON ALLISON, PRESIDENT HMJ ALLISON FARMS INC., 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS DAY OF July, 2015.



NOTARY PUBLIC

MY COMMISSION EXPIRES: July 7, 2017

APPROVAL AND ACCEPTANCE:

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

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 20<sup>th</sup> DAY OF July, 2015.

*[Signature]*  
CHAIRMAN

ATTEST: *[Signature]*  
COUNTY CLERK