

2015-5746

COMPUTER CPA
PICTURED CP
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

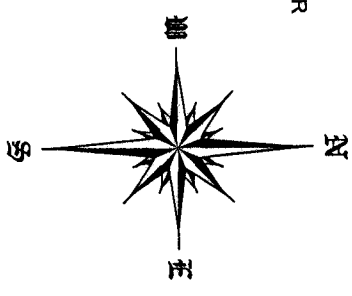
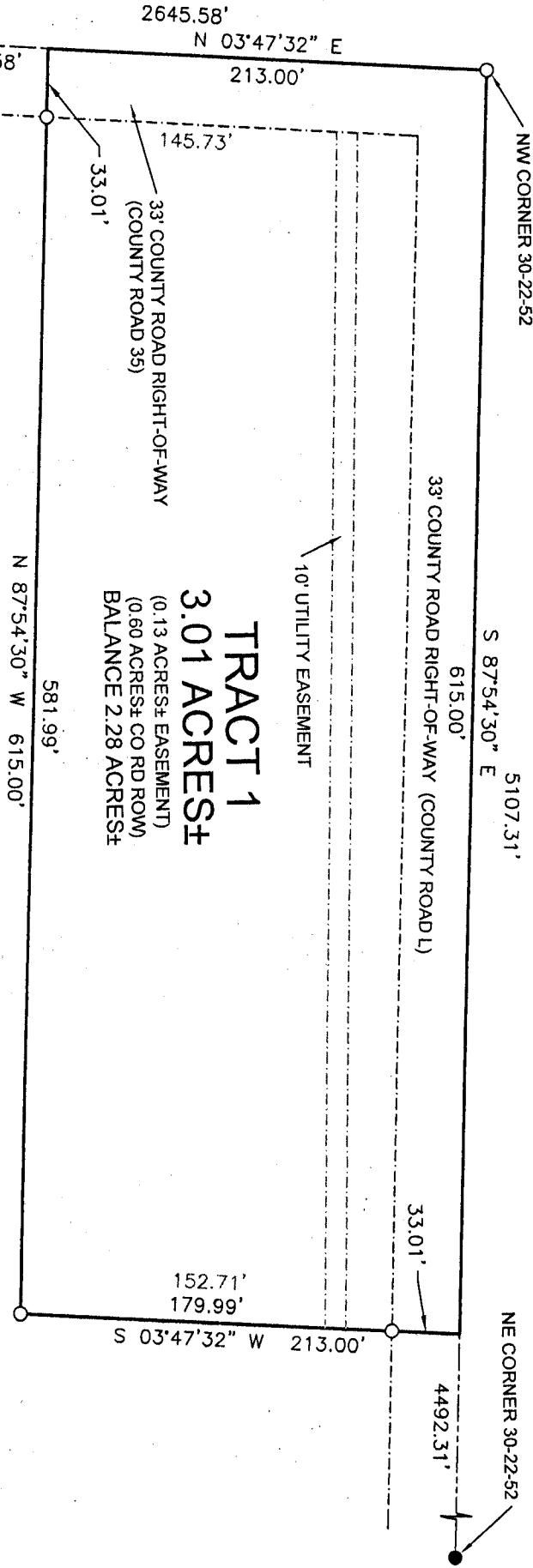
Date 10-9-15 Time 3:10 pm

INST. 2015 5746
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG RET _____
TOTAL 16.00
REC'D Scotts Bluff Cty Bldg
RET For office use Zoning

FINAL PLAT
TRACT 1, EASTMAN SUBDIVISION
A SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH,
RANGE 52 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.



SCALE 1"=80'
●=CORNER FOUND
○=CORNER SET
5/8"x24" REBAR W/PVC CAP

CORNER TIES:
NE CORNER 30-22-52
FOUND 1/2" REBAR
ENE 66.06' TO TOP CMP
SW 28.99' TO SIGN POST
NW 41.62' TO SPIKE POWER POLE
NW CORNER 30-22-52
RESET CORNER FROM SURVEY
BY LS-476 3-16-09 AND TIES
NE 30.45' TO ONE POST
SE 68.65' TO SPIKE POWER POLE
NW 51.26' TO TELEPHONE RISER
W1/4 CORNER 30-22-52
RESET CORNER FROM SURVEY
BY LS-476 3-16-09 AND TIES
E 42.32' TO SPIKE POWER POLE
NNE 96.85' TO SPIKE POWER POLE
W 39.76' TO SPIKE POWER POLE

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 52 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE, ON THE NORTH LINE OF SAID SECTION, S87°54'30"E FOR A DISTANCE OF 615.00 FEET; THENCE, PARALLEL WITH THE WEST LINE OF SAID SECTION, S03°47'32"W FOR A DISTANCE OF 213.00 FEET; THENCE, PARALLEL WITH SAID NORTH LINE, N87°54'30"W TO A POINT OF INTERSECTION WITH THE SAID WEST LINE, BEING A DISTANCE OF 615.00 FEET; THENCE, ON SAID WEST LINE, N03°47'32"E FOR A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.01 ACRES, MORE OR LESS OF WHICH 0.60 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SHEET
1 OF 2

PROJECT:
EASTMAN SUBDIVISION
MATT & DAIL EASTMAN
BAYARD, NEBRASKA

ACCUSTAR SURVEYING
30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

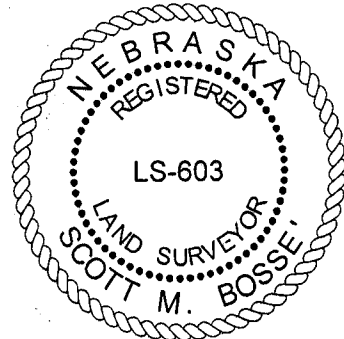
Scale 1"=80'
Date: AUGUST 9, 2015
Drawn By: SMG
REVISED:

FINAL PLAT
TRACT 1, EASTMAN SUBDIVISION

A SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 52 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 80 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 August, 2015.

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

OWNERS STATEMENT & DEDICATION STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 52 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 TRACT 1, EASTMAN SUBDIVISION, A SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 52 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AND TO ALSO DEDICATE EASEMENT SHOWN FOR THE USE AND BENEFIT OF ADJOINING LANDS.

DATED THIS 18 DAY OF August, 2015.

[Signature]
MATT EASTMAN

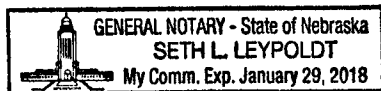
[Signature]
DAIL EASTMAN

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MATT EASTMAN AND DAIL EASTMAN, 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 18th DAY OF August, 2015.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 29, 2018

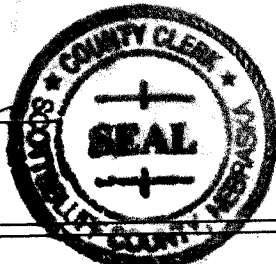
APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 8th DAY OF September, 2015.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 5th DAY OF October, 2015.

[Signature]
CHAIRMAN

ATTEST: [Signature]
COUNTY CLERK



SHEET 2 OF 2	PROJECT: EASTMAN SUBDIVISION MATT & DAIL EASTMAN BAYARD, NEBRASKA	ACCUSTAR SURVEYING		Scale 1"=80'
		30601 COUNTY ROAD 17 PHONE: (308) 623-0197	MITCHELL, NE 69357 CELL: (308) 631-0737	Date: AUGUST 9, 2015 Dwn By: SMB REVISED: