



2016-1763

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

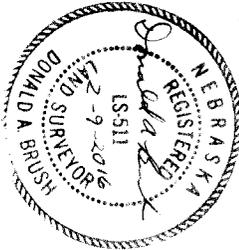
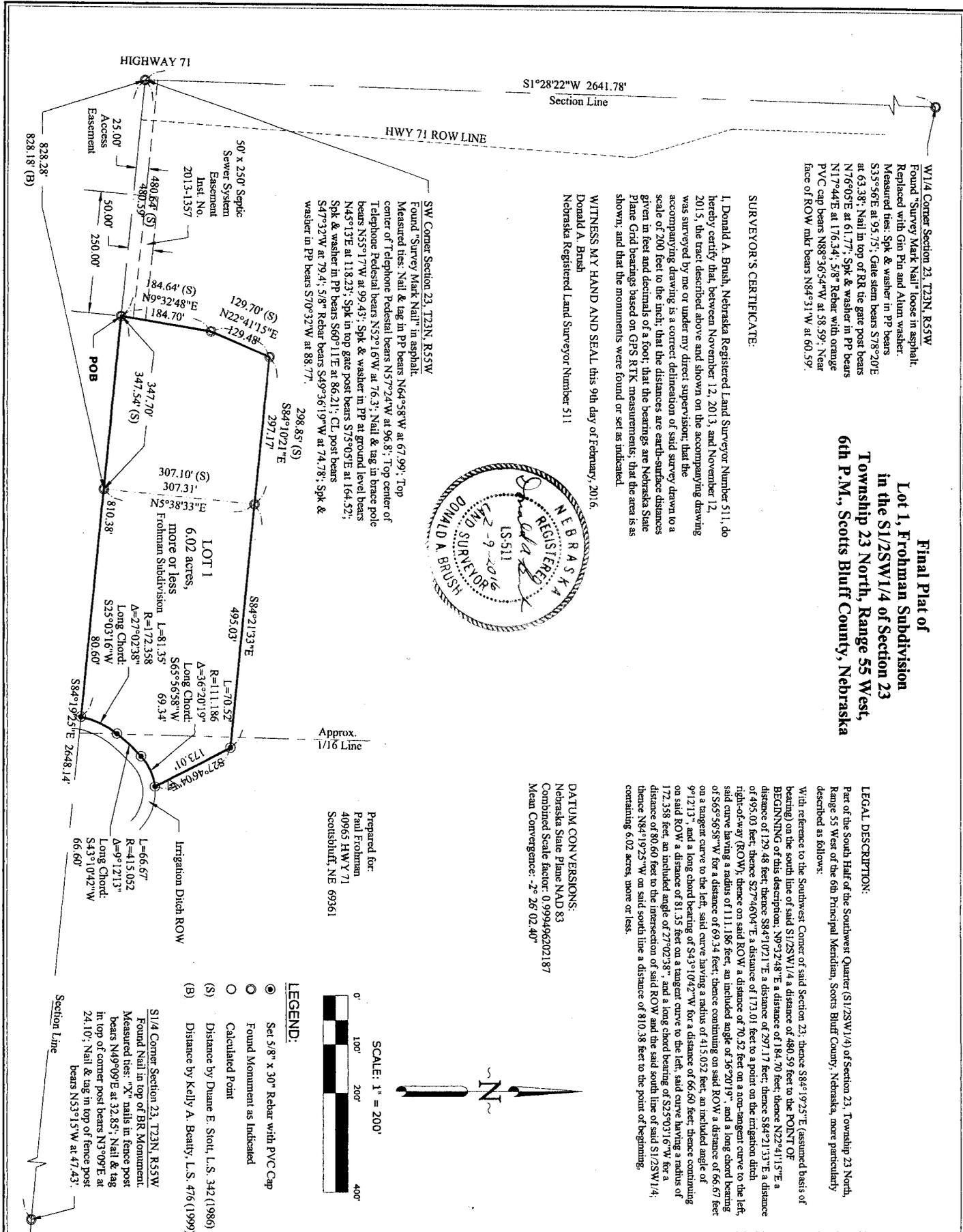
Date 4-11-16 Time 1:02 pm

INST. 2016 1763

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2 DOC TAX 16.00 PD CHG RET FEES 16.00 PD CHG RET TOTAL 16.00 REC'D RET Bldg & zoning - Scotts Bluff County



W/1/4 Corner Section 23, T23N, R55W Found "Survey Mark Nail" loose in asphalt. Replaced with Gin Pin and Alum washer. Measured ties: Spk & washer in PP bears S35°56'E at 95.75'; Gate stem bears S78°20'E at 63.38'; Nail in top of RR tie gate post bears N17°40'E at 61.77'; Spk & washer in PP bears N17°44'E at 176.34'; 5/8" Rebar with orange PVC cap bears N88°36'54"W at 58.59'; Near face of ROW mlar bears N84°31'W at 60.59'.

Final Plat of Lot 1, Frohman Subdivision in the S1/2SW1/4 of Section 23 Township 23 North, Range 55 West, 6th P.M., Scotts Bluff County, Nebraska

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 5111, do hereby certify that, between November 12, 2013, and November 12, 2015, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements; that the area is shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 9th day of February, 2016 Donald A. Brush Nebraska Registered Land Surveyor Number 5111

LEGAL DESCRIPTION:

Part of the South Half of the Southwest Quarter (S1/2SW1/4) of Section 23, Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows: With reference to the Southwest Corner of said Section 23; thence S84°19'25"E (assumed basis of bearing) on the south line of said S1/2SW1/4 a distance of 480.59 feet to the POINT OF BEGINNING of this description; N9°32'48"E a distance of 184.70 feet; thence N22°41'15"E a distance of 297.17 feet; thence S84°21'33"E a distance of 495.03 feet; thence S84°19'25"E a distance of 173.01 feet to a point on the irrigation ditch right-of-way (ROW); thence on said ROW a distance of 70.52 feet on a non-tangent curve to the left, said curve having a radius of 111.186 feet, an included angle of 36°20'19", and a long chord bearing of S65°56'58"W for a distance of 69.34 feet; thence continuing on said ROW a distance of 66.67 feet on a tangent curve to the left, said curve having a radius of 415.052 feet, an included angle of 9°12'13", and a long chord bearing of S43°10'42"W for a distance of 66.60 feet; thence continuing on said ROW a distance of 81.35 feet on a tangent curve to the left, said curve having a radius of 172.358 feet, an included angle of 27°02'38", and a long chord bearing of S25°03'16"W for a distance of 80.60 feet to the intersection of said ROW and the said south line of said S1/2SW1/4; thence N84°19'25"W on said south line a distance of 810.38 feet to the point of beginning, containing 6.02 acres, more or less.

DATUM CONVERSIONS:

Nebraska State Plane NAD 83 Combined Scale factor: 0.9999496202187 Mean Convergence: -2° 26' 02.40"

Prepared for: Paul Frohman 40963 HWY 71 Scottsbluff, NE 69961

LEGEND:

- Set 5/8" x 30" Rebar with PVC Cap
Found Monument as Indicated
Calculated Point
Distance by Duane E. Stolt, L.S. 342 (1986)
Distance by Kelly A. Beatty, L.S. 476 (1999)

S1/4 Corner Section 23, T23N, R55W Found Nail in top of BR Monument. Measured ties: "X" nails in fence post bears N49°09'E at 32.85'; Nail & tag in top of corner post bears N3°09'E at 24.10'; Nail & tag in top of fence post bears N53°15'W at 47.43'.

Job No.: 2013-37 Drawn by: DAB / Checked by: MCB Drawing File Name: Frohman, Paul Date: Jan 2016 Sheet No.: 1 of 2

Panhandle Land Surveying Donald A. Brush, Registered Land Surveyor 870 SB Road, Morrill, Nebraska, 69358 Phone: (308) 247-2602 Copyright 2015 FINAL PLAT OF Lot 1, Frohman Subdivision in the S1/2SW1/4 of Section 23, T23N, R55W, 6th P.M., Scotts Bluff County, Nebraska.

**OWNER'S STATEMENT:**

We, Paul P. Frohman and Candace L. Frohman, husband and wife, being the owners of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:  
**FINAL PLAT OF LOT 1, FROHMAN SUBDIVISION IN THE S1/2SW1/4 OF SECTION 23 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.**

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 18<sup>th</sup> day of March, 2016.

*Paul P. Frohman*  
Paul P. Frohman, husband  
*Candace L. Frohman*  
Candace L. Frohman, wife

**Acknowledgement:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Paul P. Frohman, husband, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 18<sup>th</sup> day of March, 2016.

*Ruth Johnson*  
Notary Public

My Commission Expires: May 26, 2019



**Acknowledgement:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Candace L. Frohman, wife, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and seal this 18<sup>th</sup> day of March, 2016.

*Ruth Johnson*  
Notary Public

My Commission Expires: May 26, 2019



**APPROVAL AND ACCEPTANCE:**

The foregoing "FINAL PLAT OF LOT 1, FROHMAN SUBDIVISION IN THE S1/2SW1/4 OF SECTION 23 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA," is hereby approved by the Scotts Bluff County Board of Commissioners, Scotts Bluff County, Nebraska, by Resolution duly passed this 21<sup>st</sup> day of March, 2016.

By: *Mark Phillips*  
Chairman

ATTEST: *Lisa Williams*  
Scotts Bluff County Clerk

