



2016-1978

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-21-16 Time 10:27AM

INST. 2016 1978

Jean A. Bauer

REGISTER OF DEEDS

| | | | | | | |
|-----------|---|----|-------|-----|-------------------------------------|-----|
| NUM PAGES | <u>3</u> | | | | | |
| DOC TAX | _____ | PD | _____ | CHG | _____ | RET |
| FEE | <u>22.00</u> | PD | _____ | CHG | <input checked="" type="checkbox"/> | RET |
| TOTAL | <u>22.00</u> | | | | | |
| REC'D | <u>Bill Scotts Bluff Cty Bldg. & Zoning</u> | | | | | |
| RET | <u>For Office Use</u> | | | | | |
| COMPUTER | <u>C CP</u> | | | | | |
| PICTURED | <u>C</u> | | | | | |
| IMAGED | _____ | | | | | |

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT TRACTS 1, 2, AND 3, JERGER SUBDIVISION

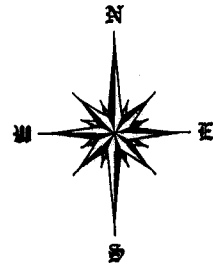
IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH
P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

CORNER TIES:

W 1/4 CORNER 23-21-55
RESET SURVEY SPIKE FROM TIES
NW 75.09' TO 1/2" REBAR
E 59.32' TO POWER POLE
SW 72.94' TO 1/2" REBAR

SW CORNER 23-21-55
RESET SURVEY SPIKE FROM TIES
NW 67.09' TO 1/2" REBAR
E 84.53' TO POWER POLE
SW 83.01' TO 1/2" REBAR

S 1/4 CORNER 23-21-55
FOUND 1/2" REBAR
NW 41.32' TO POWER POLE
NNW 31.43' TO CONCRETE STRUCTURE
NNE 31.26' TO CONCRETE STRUCTURE
SE 61.94' TO POWER POLE



SCALE 1"=240'

LEGEND

● = CORNER FOUND
○ = CORNER SET
5/8"x24" REBAR W/PVC CAP

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

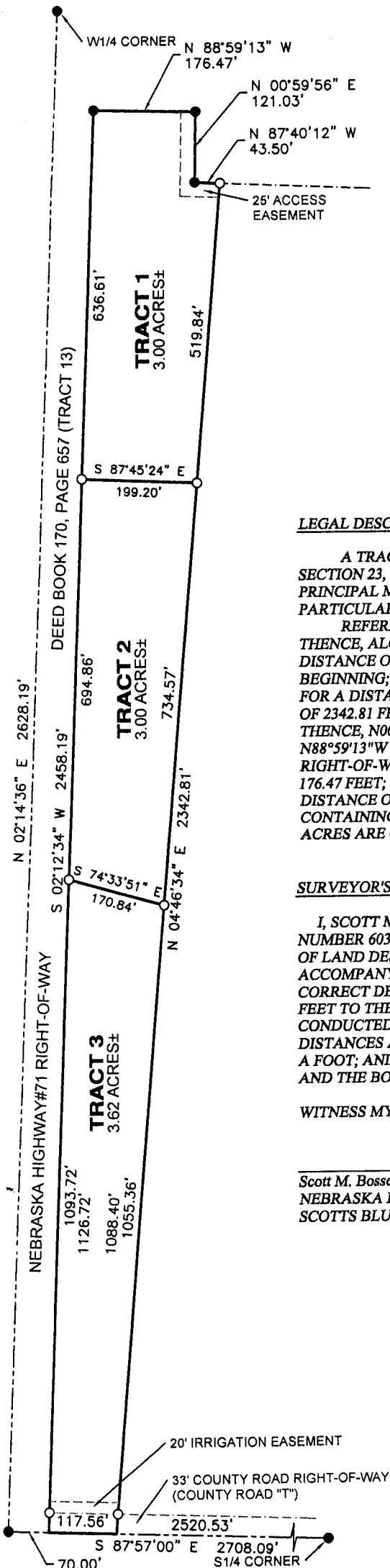
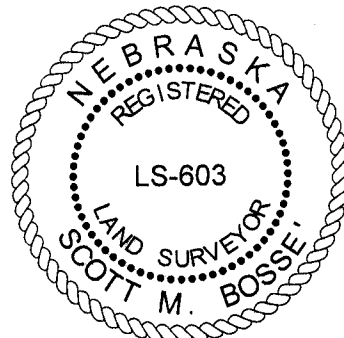
REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S87°57'00"E FOR A DISTANCE OF 70.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE, S87°57'00"E FOR A DISTANCE OF 117.56 FEET; THENCE, N04°46'34"E FOR A DISTANCE OF 2342.81 FEET; THENCE, N87°40'12"W FOR A DISTANCE OF 43.50 FEET; THENCE, N00°59'56"E FOR A DISTANCE OF 121.03 FEET; THENCE, N88°59'13"W TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 71, BEING A DISTANCE OF 176.47 FEET; THENCE, ON SAID RIGHT-OF-WAY, S02°12'34"W FOR A DISTANCE OF 2458.19 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 9.62 ACRES, MORE OR LESS, OF WHICH 0.09 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

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 240 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 20th day of March, 2016.

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



**SHEET
1 OF 2**

PROJECT:
JERGER SUBDIVISION
PAUL JERGER
GERING, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=240'

Date: MARCH 20, 2016

Dwn By: SMB

REVISED:

FINAL PLAT TRACTS 1, 2, AND 3, JERGER SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.

OWNER'S STATEMENT AND DEDICATION:

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACTS 1, 2, AND 3, JERGER SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

ALSO TO HEREBY DEDICATE THE ACCESS AND IRRIGATION EASEMENT FOR THE USE AND BENEFIT OF THE ADJOINING LANDS TO THE WEST.

THE FOREGOING, TRACTS 1, 2, AND 3, JERGER SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

Paul Jerger
PAUL JERGER

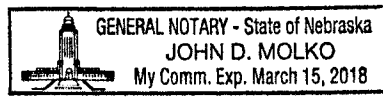
Phyllis J. Jerger
PHYLLIS J. JERGER

Harry Eugene Brunner
HARRY EUGENE BRUNNER

Ruth E. Brunner
RUTH E. BRUNNER

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)



BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME PAUL JERGER AND PHYLLIS J. JERGER, 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 21st DAY OF March, 2016.

NOTARY PUBLIC

John D. Molko

MY COMMISSION EXPIRES: 3.15.2018

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME HARRY EUGENE BRUNNER AND RUTH E. BRUNNER, 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.

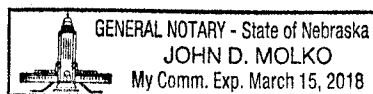
WITNESS MY NOTORIAL SEAL THIS 21st DAY OF March, 2016.

NOTARY PUBLIC

John D. Molko

MY COMMISSION EXPIRES: 3.15.2018

APPROVAL AND ACCEPTANCE:

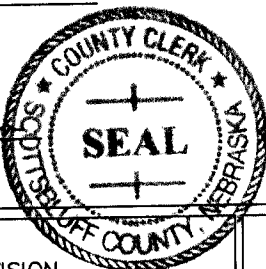


THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 12th DAY OF April, 2016.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 18th DAY OF April, 2016.

Mark J. Metcalfe
CHAIRMAN

ATTEST: Vera Dulaney
COUNTY CLERK



SHEET
2 OF 2

PROJECT:
JERGER SUBDIVISION
PAUL JERGER
GERING, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

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