



2016-779

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 2-17-16 Time 3:40 pm

INST. 2016 779

Jean A. Bauer

REGISTER OF DEEDS

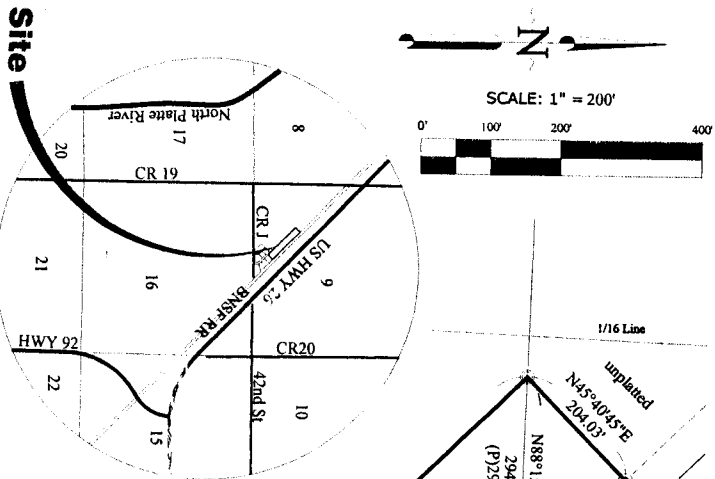
NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
REC'D
RET

SURVEYOR'S CERTIFICATE: I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, on January 7th 2011, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision...

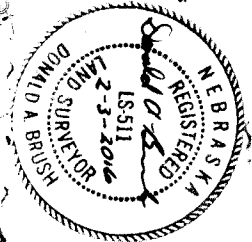
WITNESS MY HAND AND SEAL this 3rd day of February, 2016. Donald A. Brush Nebraska Registered Land Surveyor Number 511

SW Corner, Section 9, T22N, R53W Found Old Mill pin in surface of asphalt.

Measured Ties: CL County Road 19 bears E at 6; In line with County Road J East; Field drive W bears N at 9.5; House drive W bears N at 37; Powerline N-S bears W at 23; Powerline N-S bears E at 22.3; 2-1/2" GLO Brass cap bears S85°54'06"W at 30.03; Spike in PP bears N52°08'W at 32.83; SE corner of Telephone pedestal bears N48°06'W at 36.72; Chiseled "X" in top of curb bears N23°30'E at 44.70; NW corner of chiseled box in NE corner of concrete irrigation headwall bears S57°18'E at 48.77; CL gatestem bears S49°57'E at 54.07; Spike and washer in PP bears S22°31'E at 59.42.



VICINITY MAP (not to scale)



S1/4 Corner, Section 9, T22N, R53W Found 5/8" Rebar 0.2' below grade. Measured Ties: CL County Road J bears N at 2.5; Powerline E-W bears S at 14.6; CL Irrigation ditch E bears S at 47.5; CL Irrigation ditch S bears E at 30; CL pipe chainlink fencepost bears S83°37'W at 139.79; Spike and washer in PP bears S47°08'E at 49.59; CL gatestem bears S40°47'E at 66.70; Spike in Light pole bears S05°49'E at 119.16.

LEGEND:
● Set 5/8" x 30" Rebar with PVC Cap
○ Found Monument as Indicated
○ Calculated Point
(R) Recorded Distance
(P) Platted Distance

HORIZONTAL/VERTICAL CONTROL DATUM Cooperative Base Network Control Station NGS ARP located at William B. Heilig Field Airport.

Legal Description of Lot 5R: Part of the east half of the Southwest Quarter (E1/2 SW 1/4) of Section 9, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the intersection of the northwesterly line of Lot 4, Block 1, Ingwerson Subdivision with the northerly right-of-way (ROW) line of Jesse Avenue, said point being the POINT OF BEGINNING of this description; thence N44°15'51"W on said northerly ROW line a distance of 105.04 feet to the northerly corner of said Jesse Avenue as platted; thence N44°19'15"E a distance of 1129.83 feet to a point on the north line of the SW 1/4 of the SW 1/4; thence N45°40'45"E perpendicular to the southerly ROW line of the Burlington Northern Santa Fe Railroad, a distance of 204.03 feet to a point on said southerly ROW line; thence S44°19'15"E on said southerly ROW line a distance of 211.74 feet to the intersection of said southerly ROW with said north line of said SE 1/4 of the SW 1/4; thence continuing on said southerly ROW line N45°40'45"E a distance of 21.50 feet; thence continuing on said southerly ROW line S44°19'15"E a distance of 210.00 feet; thence continuing on said southerly ROW line S45°40'45"W a distance of 21.50 feet; thence continuing on said southerly ROW line S44°19'15"E a distance of 813.14 feet to the northwesterly corner of said Lot 4, Block 1; thence S45°40'45"W on said northwesterly line of said Lot 4 a distance of 203.62 feet to the point of beginning containing 5.776 acres, more or less.

Prepared for: Kathy Shaver 190454 CR J Scottsbluff, NE 69761

Final Plat of Lot 5R, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska, Replat of Lot 5, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska & unplatted lands.

DATUM CONVERSIONS: Nebraska, State Plane NAD 83 Combined Scale factor: 0.999949361 Mean Convergence: -2.7721'

C-S 1/16 Corner, Section 9, T22N, R53W Found 5/8" Rebar 0.2' above grade. Measured ties: E-W fence line bears S at 2.8'; Fence corner bears ESE at 13.4'; N-S fence line bears E at 13.1'.

Legal Description of Lot 5R:

Part of the east half of the Southwest Quarter (E1/2 SW 1/4) of Section 9, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the intersection of the northwesterly line of Lot 4, Block 1, Ingwerson Subdivision with the northerly right-of-way (ROW) line of Jesse Avenue, said point being the POINT OF BEGINNING of this description; thence N44°15'51"W on said northerly ROW line a distance of 105.04 feet to the northerly corner of said Jesse Avenue as platted; thence N44°19'15"E a distance of 1129.83 feet to a point on the north line of the SW 1/4 of the SW 1/4; thence N45°40'45"E perpendicular to the southerly ROW line of the Burlington Northern Santa Fe Railroad, a distance of 204.03 feet to a point on said southerly ROW line; thence S44°19'15"E on said southerly ROW line a distance of 211.74 feet to the intersection of said southerly ROW with said north line of said SE 1/4 of the SW 1/4; thence continuing on said southerly ROW line N45°40'45"E a distance of 21.50 feet; thence continuing on said southerly ROW line S44°19'15"E a distance of 210.00 feet; thence continuing on said southerly ROW line S45°40'45"W a distance of 21.50 feet; thence continuing on said southerly ROW line S44°19'15"E a distance of 813.14 feet to the northwesterly corner of said Lot 4, Block 1; thence S45°40'45"W on said northwesterly line of said Lot 4 a distance of 203.62 feet to the point of beginning containing 5.776 acres, more or less.

Job No.: 2010-10 Drawn by: DAB / Checked by: MCB Drawing File Name: natly Shaver

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

Final Plat of Lot 5R, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska.

**OWNER'S STATEMENT:**

We, the under signed, 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 5R, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska,  
Replat of Lot 5, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska & unplatted lands.**

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

Dated this 9th day of February, 2016.

The Doris L. Rush Living Trust (unplatted lands)

Doris L. Rush, Trustee  
Doris L. Rush, Trustee

The Doris L. Rush Living Trust

HOWARD MCLEAN COMPANY, INC. (HOWARD MCLEAN COMPANY) (Lot 5)

M. Kathy Shaver  
M. Kathy Shaver  
Secretary

**Acknowledgement:**

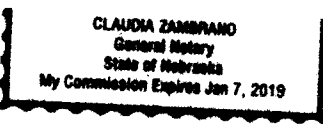
State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Doris L. Rush, Trustee of The Doris L. Rush Living Trust, 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 9th day of February, 2016.

Claudia Zambrano  
Notary Public

My Commission Expires: Jan 7 2019



**Acknowledgement:**

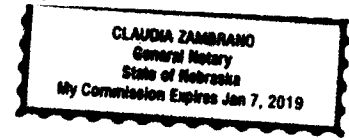
State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came M. Kathy Shaver, Secretary, HOWARD MCLEAN COMPANY, Inc., 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 9th day of February, 2016.

Claudia Zambrano  
Notary Public

My Commission Expires: Jan 7 2019



**APPROVAL AND ACCEPTANCE:**

The foregoing plat of **Final Plat of Lot 5R, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska, Replat of Lot 5, Block 1, Ingwerson Subdivision, Scotts Bluff County, Nebraska & unplatted lands**, was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71 approved on March 5, 1983, and to Article 1 of Chapter 20 or Ordinance No. 2600 of the City of Scottsbluff Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

Dated this 9th day of FEBRUARY 2016.

Rick Kuckkahn  
Rick Kuckkahn, City Manager  
City of Scottsbluff, Nebraska

**Acknowledgement:**

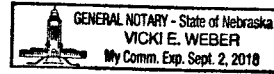
State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kuckkahn, City Manager of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Scotts Bluff County, Nebraska.

WITNESS my hand and Notarial Seal this 9th day of February, 2016.

Vicki E. Weber  
Notary Public

My Commission Expires: 09-02-18



Sheet No.: 2 of 2

Date: Jan 2016

Final Plat of  
Lot 5R, Block 1, Ingwerson Subdivision,  
Scotts Bluff County, Nebraska.

**Panhandle Land Surveying**  
Donald A. Brush, Registered Land Surveyor  
870 SB Road, Morrill, Nebraska, 69358  
Phone: (308) 247-2602

Job No.: 2010-10 Drawn by: DAB / Checked by: MCI / Drawing File Name: