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NUM PAGES 2
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REC'D Scotto Bluff (b. Bkg & Zonung
RET

RECORDED SCOTTS BLUFF COUNTY, NE

Date 2-24-17 Time 3:25pm

INST. 2017 1052 Jean a. Bauer

REGISTER OF DEEDS

	31.42' (W). #6'6ZES MSO.#O.10N							said t/4 Line	
POB S1/4 Corner, Section 1, 123N, R57W \$1/4" Rebar at 0.2' deep on concrete monument, said monument being 1.3' deep. Measured Ties: CL B-W County 3/4" Rebar at 0.2' deep on concrete monument, said monument being 1.3' deep. Measured Ties: CL B-W County Road bears S at 12.5'; CL N-S Transformer Powerline(steel construction) bears W at 32'; CL concrete irrigation Road bears S at 10.5'; E-W N-V Overhead powerline bears S at 39'; Spike and washer in PP bears N15'3'8E at 34.84'; Nail in NW side of PP bears S52'2'9'S at 62.95'; Spike and washer in PP bears S38'3'2'E at 56.08'; Spike and washer	OAHE-Stegall Transmission Line Essencest The West 30' of the SW1/4SE1/4, Recorded in Book 59, Page 690 20' Access and Ditch Use Essement Ditch Use Essement N89°38'12"W4737.73' County Road "B" N89°38'12"W4737.73'	CLYNCKE SUBDIVISION containing 11.336 acres, more or less, of which 1.994 acres, more or less, are occupied by buildings. County Road and Ditch ROW and OAHB-Stegall Transmission Line Easement for a balance of 9.342 acres, more or less of open let.	20133" S82°00733" Long Chord: S75°1644"E S75°1644"E R60.277 R09°2754" Intigation Maintenance and Operation Easement Recorded Instrument No. 2008-2295	Approximate CL Pathfinder Irrigation Lateral #10	company, carating lawyer, and reator where unance to produce sau pea- document. Therefore, the exact location of the intended essement and its affecting acreage is shown on this Plat to clarify the intents of Grantor/Grantee of said Operation and Maintenance Essement. Pro Lind	NOTE: Operation and Maintenance Easement Recorded in Instrument No. 2008-2295 Operation and Maintenance Easement Recorded in Instrument No. 2008-2295 references a plat document showing general location of the easement area and irrigation lateral and that the document was to be made part of the recorded document. Said plat document was not recorded as intended. The title	SE headwall bears N23°55'E at [2.57', Nail and tag in PP bears S74°05'E at [23.04'	N1/4 Corner, Section 1, T23N, R57W 2" Aluminum cap stamped L5342 at 0.7 deep, Measured Ties: CL E-W County Road bears S at 6; Overhead Power line E-W bears S at 30.5; CL concrete irrigation ditch S bears E at 39; CL N-S irrigation lateral bears E at 4; Nail and tag in telephone pole bears N48°36'W at 51.57; Nail and tag in PP bears S63°34'W at 66.40'; Outside NE corner concrete headwall bears \$20°07'E at 19.10'; Inside corner	
I' deep. Measured Ties: CL E-W County) bears W at 32'; CL concrete irrigation di washer in PP bears N I 5°38'E at 34.84'; Luna C19971'E at 60 fet'. Solike and washer	Existing AEDS [NOTION Commy Real TOT) [NOTION COMMY RE	24' ± Dich Easemont	L=18.04' R=733.500' A=1°24'34" 'E'E Long Chord: 18.04' 18.04' 34.22'	3228 W CR 36 Mead, CO 80542	upua. and its nton/Grantee Prepared For: Linda L Clynoke	2008-2295 2008-2295 recorded recorded	95'E at 123.04'.	2. W County oncrete irrigation of tag in 63°54'W at 0'; Inside corner	
5/8" Rebar at 0.4' deep. Measured Ties: Road bears E at 1'; Overhead powerline hears N38900'W at 43.13': South	Approximate CL Pathinder Irrigation Lateral #10	Set 5/8" x 30" Rebar with PVC Cap Found Monument as Indicated Bureau of Reclamation Distance (P) Platted Distance (M) Distance measured this survey (C) Calculated Distance	in the second	TEACH MAKES, MENTER OF RESS.	theace 166.45 feet on a tangent curve to the right, said curve having a radius of 708.500 feet, an included angle of 13°27'39" and a long chord bearing of S75°16'44"E for a distance of 166.07 feet; theace S68°32'54"E a distance of 111.40 feet; theace 18.04 feet on a tangent curve to the right, said curve having a radius of 733.500 feet, an theace 18.04 feet on a tangent curve to the right, said curve baving a radius of 733.500 feet, an included angle of 1°27'41" and a long chord bearing of 58,7°50'37"E for a distance of 18.04 feet theace S01°01'48"E a distance of 577.14 feet to a point on the South line of said S1/2SE1/4; thence 1889°38'12."We no said South line a distance of 737.73 feet to the point of beginning, containing 11.146 acres more or less.	With reference to the Southwest Corner of said S1/2SE1/4, said point being the POINT OF BEGINNING of this description, thence N01°04'05"W on the West line of said S1/2SE1/4 a distance of 721.30 feet to the intersection of said West line with the Centerline of the Pathfinder Irrigation District Lateral #10; thence on said Centerline the following approximate courses; thence S83°33'20"E a distance of 201.33 feet; thence S83°33'20"E a distance of 201.35 feet;	LEGAL DESCRIPTION: Rat of that part of South Half of the Southeast Quarter (\$1/2\$\text{S1}/4\$) lying South and West of the Part of that part of South Half of the Southeast Quarter (\$1/2\$\text{S1}/4\$) lying South and West of the Pathfinder Imagation District Lateral #10 in Soction 1, Township 23 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Soction 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Soction 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Societies 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Societies 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Societies 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Societies 1, Township 20 North, Range 57 West of the Pathfinder Imagation District Lateral #10 in Societies 1, Township 20 North, Range 57 West of the Pathfinder Image 1, Township 20 North, Range 57 West of the Pathfinder Image 2, Township 2,	eth tion	
SE Cornet, Soction 1, T23N, R57W 5/8" Rebar at 0.4' deep. Measured Ties: CL E-W County Road bears S at 2.5'; CL N-S County Road bears E at 1; Overhead powerline E-W bears S at 28'; Nail and tag in cable marker post	Not To Scale Not To Scale Not To Scale 33' ROW Section Line	SO AMH	Sione County Sione County County	Site	and curve to the right, said curve having a radius of 708 500 feet, an and a long chord bearing of \$75° 16'44"E for a distance of 166.07 cc of 111.40 feet; at curve to the right, said curve having a radius of 733.500 feet, an and a long chord hearing of \$67°50'37"E for a distance of 18.04 feet; of \$77.14 feet to a point on the South line of said \$1725E1/4; thence a distance of 737.73 feet to the point of beginning, contaming	Corner of said \$1/2\$E1/4, said point being the POINT OF these N01'94'05''W on the West line of said \$1/2\$E1/4 a resection of said West line with the Centerline of the Pathfinder tence on said Centerline the following approximate courses; see of 201.33 feet; to of 262.27 feet;	uter (S1/2SE1/4) lying South and West of the I., Township 23 North, Range 57 West of the kin more nearlicalisty described as follows:	NCKE SUBDIVISION uth Half of the Southeast Quarter (S1/2SE1/4) lying District Lateral #10 in Section 1, Township 23 North, Principal Meridian, Scotts Bluff County, Nebraska.	
.; 2016-36 Draw	n by: DAB / Checked by: NAB Client N	ante: Dean Clynche	* •			Date: Jan	2017	Sheet No.: 1 Of	

SURVEYOR'S CERTIFICATE:

are earth-surface distances given in feet and decimals of a foot; that the bearings are true north bearings based on GPS RTK measurements; that the areas are as shown; and that all monuments were found or set as accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 200 feet to the inch; that the distances I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that the tract described above and shown on the

WITNESS MY HAND AND SEAL this 19th day of January, 2017.

Nebraska Registered Land Surveyor Number 511



OWNER'S STATEMENT

I, Linda L. Clyncke, a single person, being the owner 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

Clyncke Subdivision, part of that part of the South Half of the Southeast Quarter (S1/2SE1/4) lying south of P.I.D. Lateral #10, in Section 1, Township 23 North, Range 57 West, Scotts Bluff County, Nebraska

Dated this 22 day of February, 2017. The foregoing plat is made with my free consent and in accordance with the desires of the

State of Colorado)

88.

Acknowledgement

Before me, a Notary Public, qualified and acting in said County, personally came Linda L. Clyncke, a single person, know 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. County of Weld Witness my hand and seal this QQ day of February, 2017.



My commission Expires: 10-19-9

Resign de Smith



APPROVAL AND ACCEPTANCE:

* Instructed to file plat "AS is" J. Bauer

Jan 2017

Sheet No.: 2 of 2

Part of that part of the South Half of the Southeast Quarter (S1/2SE1/4) lying South of Pathfinder Irrigation District Lateral #10 in Section 1, Township 23 North, Range 57 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

Plat of CLYNCKE SUBDIVISION

Drawn by: DAB / Checked by: NAB

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

Plat of CLYNCKE SUBDIVISION

Part of that part of the S1/2SE1/4 lying S. of P.I.D. Lateral #10, in Section 1, T23N, R57W of the 6th P.M., Scotts Bluff County, Nebraska