

2017-3022

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-8-17 Time 2:27pm

INST. 2017 3022
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 22.00 PD CHG _____ RET _____
 TOTAL 22.00 ck
 REC'D Shawna Payne
 RET for office use

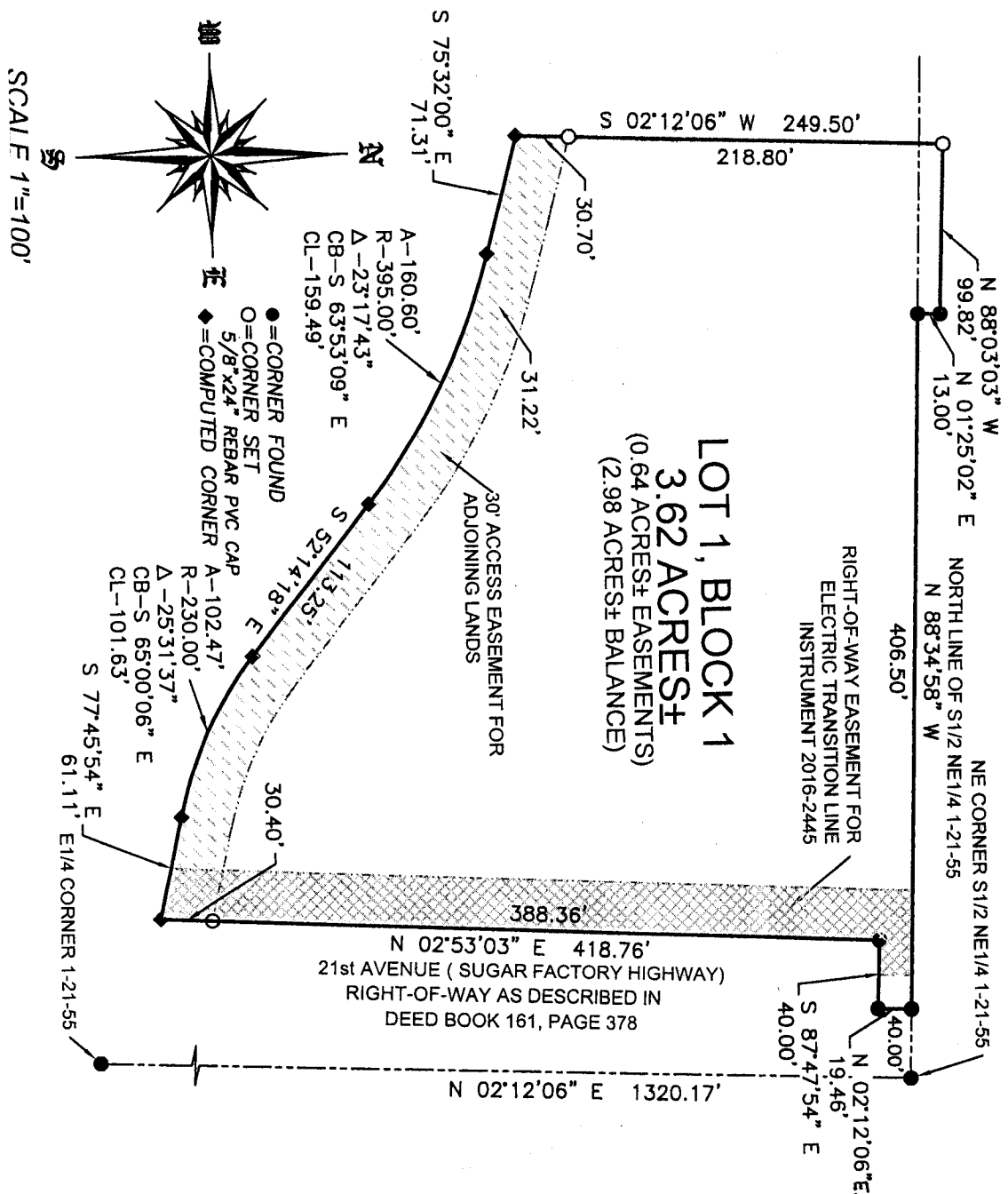
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FINAL PLAT

LOT 1, BLOCK 1, BAR-T RANCH SUBDIVISION

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE, ON THE NORTH LINE OF SAID SOUTH HALF, N88°34'58"W FOR A DISTANCE OF 40.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, N88°34'58"W FOR A DISTANCE OF 406.50 FEET; THENCE, S40°25'02"E FOR A DISTANCE OF 13.00 FEET; THENCE, N88°03'03"W FOR A DISTANCE OF 99.82 FEET; THENCE, S02°12'06"W FOR A DISTANCE OF 249.50 FEET; THENCE, S75°32'00"E FOR A DISTANCE OF 71.31 FEET; THENCE, ALONG A 395 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 23°17'43", CHORD BEING, S63°53'09"E FOR 159.49 FEET, FOR AN ARC DISTANCE OF 160.60 FEET; THENCE, S52°14'18"E FOR A DISTANCE OF 113.25 FEET; THENCE, ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 25°31'37"E FOR 101.63 FEET, FOR AN ARC DISTANCE OF 102.47 FEET; THENCE, S77°45'54"E TO A TRACT AS DESCRIBED IN DEED BOOK 161, PAGE 378, BEING A DISTANCE OF 61.11 FEET; THENCE, ALONG SAID TRACT, N02°53'03"E FOR A DISTANCE OF 418.76 FEET, S87°47'54"E FOR A DISTANCE OF 40.00 FEET, N02°12'06"E FOR A DISTANCE OF 19.46 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 3.62 ACRES, MORE OR LESS.

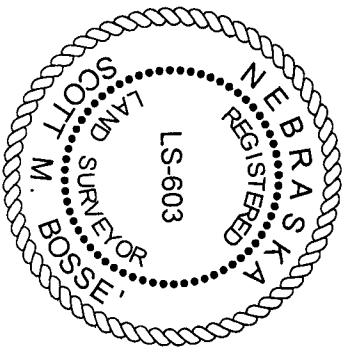
SURVEYOR'S CERTIFICATE:

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 100 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 25th day of FEBRUARY, 2017.

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

- CORNER TIES:**
- NE CORNER S½ NE¼ 1-21-55 FOUND ½ REBAR SR 42.93' TO T-PIED W 47.22' TO FENCE CORNER
 - E ¼ CORNER 1-21-55 FOUND SPIKE IN ½" PIPE NB 89.19' TO ROW MARKER SE 60.52' TO FIRE HYDRANT SW 93.35' TO ROW MARKER NW 114.53' TO ROW MARKER



FINAL PLAT LOT 1, BLOCK 1, BAR-T RANCH SUBDIVISION

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

OWNER'S AND DEDICATION STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 1, BLOCK 1, BAR-T RANCH SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

WE HEREBY DEDICATE THE 30 FEET ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE ADJOINING LANDS TO THE SOUTH.

THAT THE FOREGOING PLAT WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 7th DAY OF June, 2017.

Roger L. Beitel
ROGER L. BEITEL

Florence R. Beitel
FLORENCE R. BEITEL

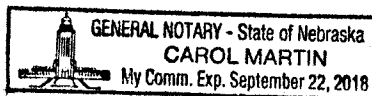
ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ROGER L. BEITEL AND FLORENCE R. BEITEL, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S AND DEDICATION STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 7th DAY OF June, 2017.

Carol Martin
NOTARY PUBLIC



MY COMMISSION EXPIRES: Sept 22, 2018

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOT 1, BLOCK 1, BAR-T RANCH SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL OF THE CITY OF GERING, SCOTTS BLUFF COUNTY,

NEBRASKA, BY RESOLUTION DATED THIS 28th DAY OF April, 2017.

Richard Kufner
MAYOR

ATTEST: Kathy J. Weefe
CITY CLERK

