

2017-5427

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-18-17 Time 2:25 pm

INST. 2017 5427

Jean A. Bauer

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 23.00 PD _____ CHG RET _____
TOTAL 23.00
REC'D Bill - Seb County Bldg. & Zoning
RET For Office Use

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REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT TRACTS 1 AND 2, ALDERSON SUBDIVISION

IN THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF
COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

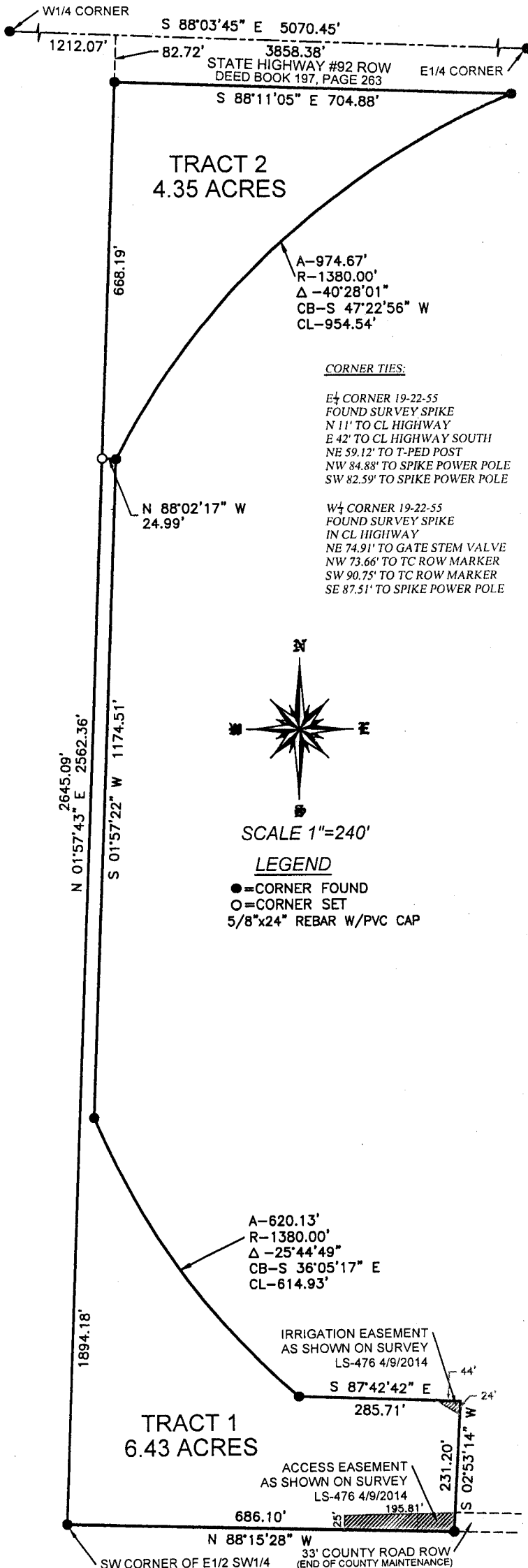
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER; THENCE, ON THE WEST LINE OF SAID EAST HALF, N01°57'43"E TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY #92 AS DESCRIBED IN DEED BOOK 197, PAGE 263 OF THE SCOTTS BLUFF RECORDERS OFFICE, BEING A DISTANCE OF 2562.36 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, S88°11'05"E FOR A DISTANCE OF 704.88 FEET; THENCE, ALONG A 1380.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 40°28'01", CHORD BEING, S47°22'56"W FOR 954.54 FEET, FOR AN ARC DISTANCE OF 974.67 FEET; THENCE, S01°57'22"W FOR A DISTANCE OF 1174.51 FEET; THENCE, ALONG A 1380.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 25°44'49", CHORD BEING, S36°05'17"E FOR 614.93 FEET, FOR AN ARC DISTANCE OF 620.13 FEET; THENCE, S87°42'42"E FOR A DISTANCE OF 285.71 FEET; THENCE, S02°53'14"W TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 231.20 FEET; THENCE, ON SAID SOUTH LINE, N88°15'28"W FOR A DISTANCE OF 686.10 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.78 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 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 17th day of
September, 2017.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET
1 OF 2

PROJECT:
ALDERSON SUB 19-22-55
L.D. ALDERSON
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING

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

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

Scale 1"=240'

Date: SEPTEMBER 17, 2017

Drawn By: SMB

REVISED:

FINAL PLAT
TRACTS 1 AND 2, ALDERSON SUBDIVISION
IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.

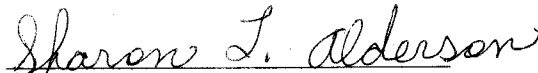
OWNER'S AND DEDICATION STATEMENT:

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 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 AND 2, ALDERSON SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

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

WE ALSO HEREBY DEDICATE THE IRRIGATION AND ACCESS EASEMENT TO THE ADJOINING OWNERS AND SHOWN ON THIS PLAT.


L.D. ALDERSON


SHARON L. ALDERSON

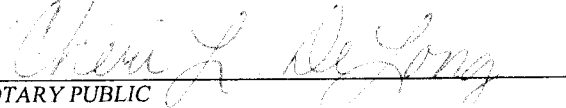
ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME L.D. ALDERSON AND SHARON L. ALDERSON, 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 19th DAY OF Sept, 2017.



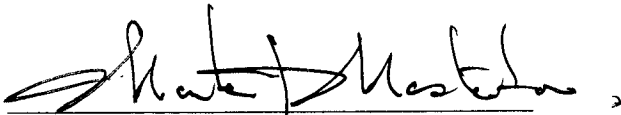

NOTARY PUBLIC


MY COMMISSION EXPIRES: 2-19-19

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 10th DAY OF October, 2017.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 16th DAY OF October, 2017.


CHAIRMAN

ATTEST: 
COUNTY CLERK

