



2018-369

RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 1-23-18 Time 10:03am

INST. 2018 **369**
Jean A. Bauer

REGISTER OF DEEDS

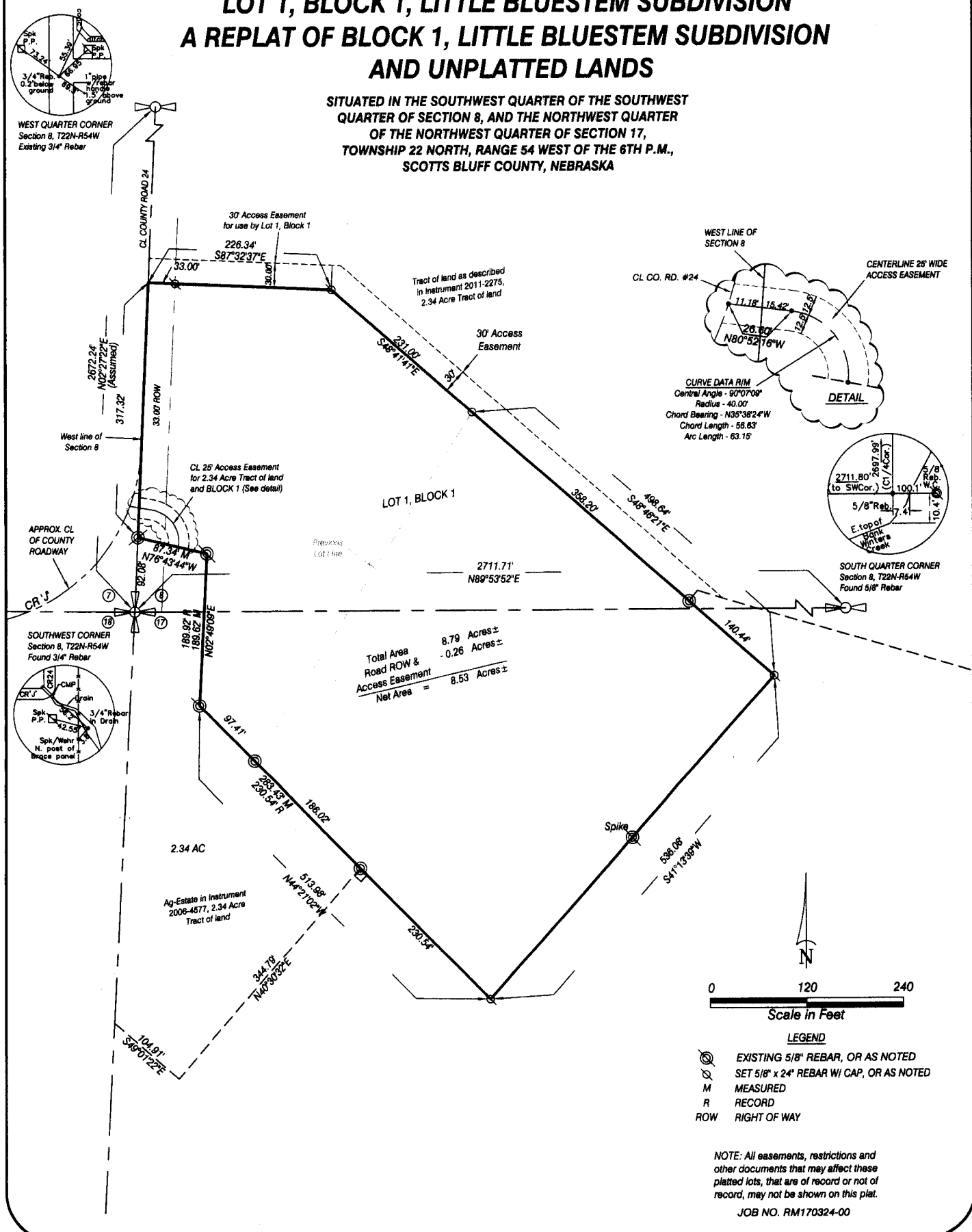
NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 23.00 PD _____ CHG RET _____
 TOTAL 23.00
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 RET. Fair Office Use

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FINAL PLAT

LOT 1, BLOCK 1, LITTLE BLUESTEM SUBDIVISION A REPLAT OF BLOCK 1, LITTLE BLUESTEM SUBDIVISION AND UNPLATTED LANDS

SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 8, AND THE NORTHWEST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
 SCOTT'S BLUFF COUNTY, NEBRASKA



LOT 1, BLOCK 1,
LITTLE BLUESTEM SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

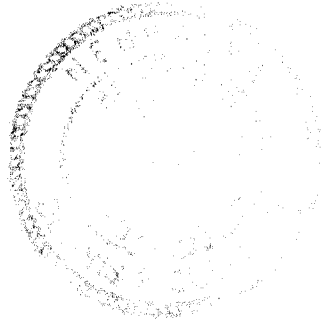
I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 1, BLOCK 1, LITTLE BLUESTEM SUBDIVISION, A REPLAT OF BLOCK 1, LITTLE BLUESTEM SUBDIVISION AND UNPLATTED LANDS situated in the Southwest Quarter of the Southwest Quarter of Section 8, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Commencing at the Southwest Corner of Section 8, thence northerly on the west line of Section 8, on an assumed bearing of N02°27'22"E, a distance of 92.08 feet, to the point of intersection with the Northwest Corner of a 2.34 Acre Tract of land described in Instrument 2006-4577, said point being the Point of Beginning, thence continuing northerly on the west line of Section 8, bearing N02°27'22"E, a distance of 317.32 feet, to the point of intersection with the southwest corner of a Tract of land described in Instrument 2011-2275, thence easterly on the south line of said Tract of land described in Instrument 2011-2275, bearing S87°32'37"E, a distance of 226.34 feet, thence southeasterly on the south line of said Tract of land described in Instrument 2011-2275, bearing S48°41'41"E, a distance of 231.00 feet, thence southeasterly on the south line of said Tract of land described in Instrument 2011-2275, bearing S48°46'21"E, a distance of 358.20, thence southeasterly on the last described bearing of S48°46'21"E, a distance of 140.44 feet, thence bearing S41°13'39"W, a distance of 536.08 feet, thence bearing N44°21'02"W, a distance of 230.54 feet, to the point of intersection with southeast corner of a 2.34 acre Tract of land described in Instrument 2006-4577, thence northwesterly on the northerly line of said 2.34 acre Tract of land, bearing N44°21'02"W, a distance of 283.43 feet measured (283.54 feet record), thence northerly on the easterly line of said 2.34 acre tract, bearing N02°49'09"E, a distance of 189.62 feet measured (189.92 feet record), thence northwesterly on the north line of said 2.34 acre tract, bearing N76°43'44"W, a distance of 87.34 feet measured (87.33 feet record), to the Point of Beginning, containing an area of 8.79 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 120 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 11th DAY OF December, 2017.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



LOT 1, BLOCK 1,
LITTLE BLUESTEM SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of Block 1, Little Bluestem Subdivision and unplatted lands situated in the Southwest Quarter of the Southwest Quarter of Section 8, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 1, BLOCK 1, LITTLE BLUESTEM SUBDIVISION, A REPLAT OF BLOCK 1, LITTLE BLUESTEM SUBDIVISION AND UNPLATTED LANDS situated in the Southwest Quarter of the Southwest Quarter of Section 8, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska,

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.
Dated this 13th day of December, 20 17.

Owners:
Joseph G. Hiller and Joan E. Merrigan-Hiller Family Living Trust


By: Joseph G. Hiller, Trustee


By: Joan E. Merrigan-Hiller, Trustee

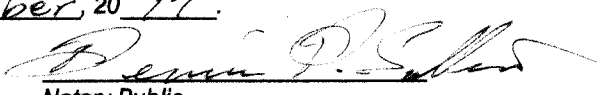
ACKNOWLEDGMENT

STATE OF NEBRASKA;

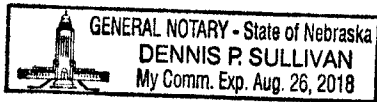
COUNTY OF SCOTTS BLUFF;

Before me, a Notary Public, qualified and acting in said County, personally came Joseph G. Hiller and Joan E. Merrigan-Hiller, Trustees of the Joseph G. Hiller and Joan E. Merrigan-Hiller Family Living Trust, 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 and the voluntary act and deed of the Joseph G. Hiller and Joan E. Merrigan-Hiller Family Living Trust.

WITNESS MY HAND AND SEAL THIS 13th DAY OF December, 20 17.



Notary Public

My Commission Expires Aug. 26, 2018



APPROVAL

The foregoing plat of The foregoing plat of LOT 1, BLOCK 1, LITTLE BLUESTEM SUBDIVISION, A REPLAT OF BLOCK 1, LITTLE BLUESTEM SUBDIVISION AND UNPLATTED LANDS situated in the Southwest Quarter of the Southwest Quarter of Section 8, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, was approved by the City Manager of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, and to Chapter 21 of the City of Scottsbluff, Nebraska municipal code.


Nathan Johnson, City Manager
City of Scottsbluff, Nebraska


Attest: City Clerk

