



2019-2526

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-19-19 Time 4:08pm

Inst. 2019 2526
Jean A. Bauer

REGISTER OF DEEDS

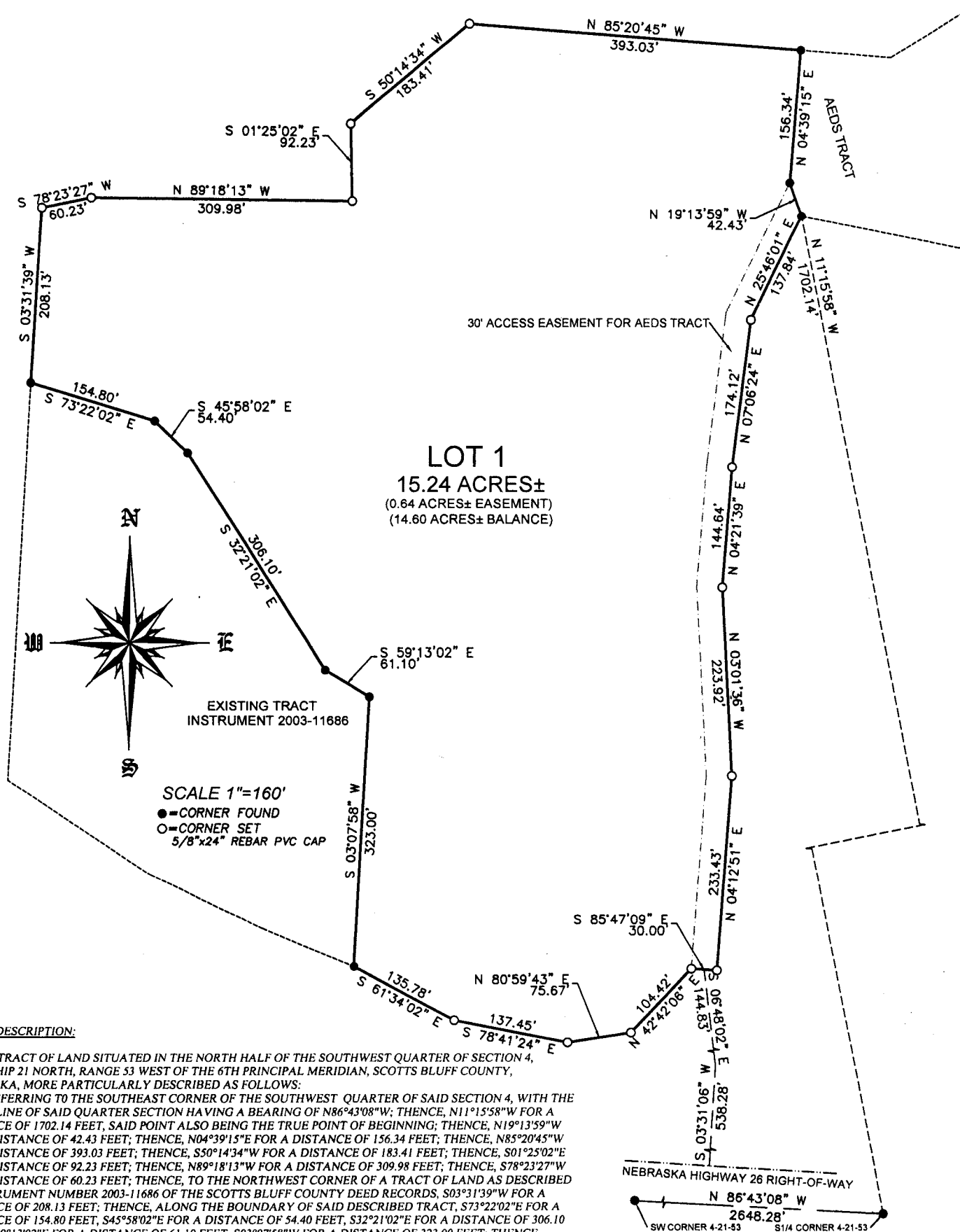
NUM PAGES	<u>3</u>				
DOC TAX		PD	CHG	RET	
FEES	<u>22.00</u>	PD	CHG <input checked="" type="checkbox"/>	RET	
TOTAL	<u>22.00</u>				
REC'D	<u>Scotts Bluff Cty Bldg Zoning</u>				COMPUTER <u># C</u>
RET	<u>For office use</u>				PICTURED <u>#</u>
					IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

LOT 1, GREENBUCK SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 21 NORTH,
RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LOT 1
15.24 ACRES±
(0.64 ACRES± EASEMENT)
(14.60 ACRES± BALANCE)

SCALE 1"=160'
●=CORNER FOUND
○=CORNER SET
5/8"x24" REBAR PVC CAP

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 53 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, WITH THE SOUTH LINE OF SAID QUARTER SECTION HAVING A BEARING OF N86°43'08"W; THENCE, N11°15'58"W FOR A DISTANCE OF 1702.14 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, N19°13'59"W FOR A DISTANCE OF 42.43 FEET; THENCE, N04°39'15"E FOR A DISTANCE OF 156.34 FEET; THENCE, N85°20'45"W FOR A DISTANCE OF 393.03 FEET; THENCE, S50°14'34"W FOR A DISTANCE OF 183.41 FEET; THENCE, S01°25'02"E FOR A DISTANCE OF 92.23 FEET; THENCE, N89°18'13"W FOR A DISTANCE OF 309.98 FEET; THENCE, S78°23'27"W FOR A DISTANCE OF 60.23 FEET; THENCE, TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2003-11686 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, S03°31'39"W FOR A DISTANCE OF 208.13 FEET; THENCE, ALONG THE BOUNDARY OF SAID DESCRIBED TRACT, S73°22'02"E FOR A DISTANCE OF 154.80 FEET, S45°58'02"E FOR A DISTANCE OF 54.40 FEET, S32°21'02"E FOR A DISTANCE OF 306.10 FEET, S59°13'02"E FOR A DISTANCE OF 61.10 FEET, S03°07'58"W FOR A DISTANCE OF 323.00 FEET; THENCE, DEPARTING FROM SAID BOUNDARY, S61°34'02"E FOR A DISTANCE OF 135.78 FEET; THENCE, S78°41'24"E FOR A DISTANCE OF 137.45 FEET; THENCE, N80°59'43"E FOR A DISTANCE OF 75.67 FEET; THENCE, N42°42'06"E FOR A DISTANCE OF 104.42 FEET; THENCE, S85°47'09"E FOR A DISTANCE OF 30.00 FEET; THENCE, N04°12'51"E FOR A DISTANCE OF 233.43 FEET; THENCE, N03°01'36"W FOR A DISTANCE OF 223.92 FEET; THENCE, N04°21'39"E FOR A DISTANCE OF 144.64 FEET; THENCE, N07°06'24"E FOR A DISTANCE OF 174.12 FEET; THENCE, N25°46'01"E FOR A DISTANCE OF 137.84 FEET; TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 15.24 ACRES, MORE OR LESS.
ALSO INCLUDING AN ACCESS EASEMENT BEING 30 FEET IN WIDTH AND BEING 15 FEET EITHER SIDE OF THE CENTERLINE AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED TRACT; THENCE, N85°47'09"W FOR A DISTANCE OF 15.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S06°48'02"E FOR A DISTANCE OF 144.83 FEET; THENCE, S03°31'06"W TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 26 RIGHT-OF-WAY LINE, BEING A DISTANCE OF 538.28 FEET AND BEING THE TRUE POINT OF TERMINUS.

CORNER TIES:
SW CORNER 4-21-53
FOUND SURVEY SPIKE
S 11.0' TO HIGHWAY CENTERLINE
WNW 62.77' TO BRASS CAP IN HEADWALL
SW 67.42' TO CONC HEADWALL
SE 100.66' TO SPIKE POWER POLE

S4 CORNER 4-21-53
FOUND SURVEY SPIKE
S 10.0' TO HIGHWAY CENTERLINE
SE 90.65' TO SPIKE FENCE POST
SW 93.04' TO SPIKE GATE POST
WSW 113.68' TO SPIKE GATE POST

SHEET
1 OF 2

PROJECT:
GREENBUCK SUBDIVISION
MICHAEL GREEN
MINATARE, NEBRASKA

ACCUSTAR SURVEYING
30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=160'
Date: JANUARY 16, 2019
Dwn By: SMB
REVISED: FEBRUARY 11, 2019

FINAL PLAT LOT 1, GREENBUCK SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 21 NORTH,
RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

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 160 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 11TH day of FEBRUARY, 2019.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

OWNER'S STATEMENT & DEDICATION:

I, BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 53 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 SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOT 1, GREENBUCK SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

I ALSO HEREBY DEDICATE TO ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE ADJOINING OWNERS.

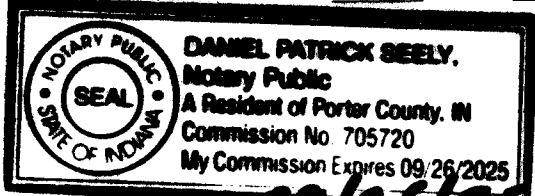
MICHEAL J. GREEN

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MICHAEL J. GREEN, 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 28 DAY OF February, 2019.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/26/25

APPROVAL STATEMENT:

THE FOREGOING PLAT OF: LOT 1, GREENBUCK SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE ZONING ADMINISTRATOR FOR SCOTTS BLUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AS AMENDED BY SECTION 10 OF L.B. 71, APPROVED MARCH 5, 1983.

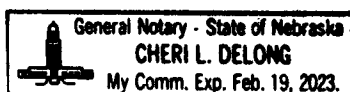
WILLIAM C. MABIN, ZONING ADMINISTRATOR
SCOTTS BLUFF COUNTY, NEBRASKA

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILLIAM C. MABIN, ZONING ADMINISTRATOR FOR SCOTTS BLUFF COUNTY, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 13th DAY OF June, 2019.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-2023

**SHEET
2 OF 2**

PROJECT:
GREENBUCK SUBDIVISION
MICHAEL GREEN
MINATARE, NEBRASKA

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