

2019-603

RECORDED  
SCOTTS BLUFF COUNTY, NE

COMPUTER H C  
PICTURED H  
IMAGED \_\_\_\_\_

Date 2-14-19 Time 1:28pm

**Inst.** 2019 603  
*Jean A. Bauer*

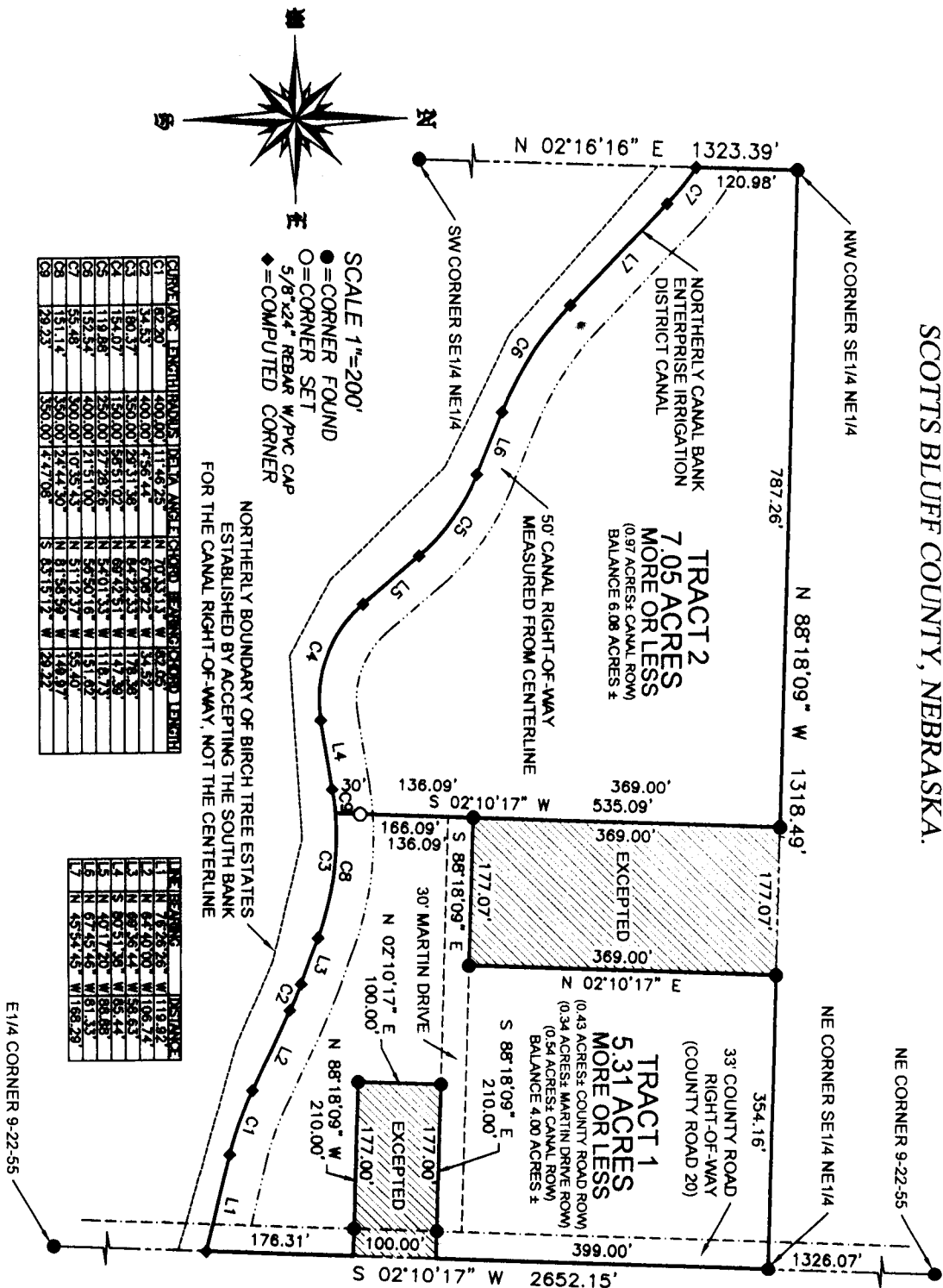
REGISTER OF DEEDS

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD - CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 22.00 CK  
BY Jennifer Helvet  
RET - Office Use Only

**THIS PAGE INCLUDED FOR INDEXING PURPOSES**

# ADMINISTRATIVE SUBDIVISION TRACTS 1 AND 2, HOEVET SUBDIVISION,

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



SCALE 1"=200'

● = CORNER FOUND  
○ = CORNER SET  
5/8" x 24" REBAR W/PVC CAP  
◆ = COMPUTED CORNER

NORTHERLY BOUNDARY OF BIRCH TREE ESTATES ESTABLISHED BY ACCEPTING THE SOUTH BANK FOR THE CANAL RIGHT-OF-WAY, NOT THE CENTERLINE

LINE	LENGTH	BEARING	DELTA ANGLE	BEARING	LENGTH
C1	62.20	N 76°26'42"	W 119.92		
C2	54.53	N 84°40'00"	W 106.74		
C3	180.37	N 88°26'44"	W 158.63		
C4	154.07	N 80°51'38"	W 155.44		
C5	119.88	N 56°01'13"	W 118.73		
C6	152.54	N 40°17'20"	W 188.88		
C7	55.48	N 67°45'46"	W 151.33		
C8	151.14	N 81°58'59"	W 149.97		
C9	129.23	N 83°15'12"	W 128.22		
L1	176.31	N 88°18'09"	W 177.07		
L2	100.00	N 02°10'17"	E 100.00		
L3	177.07	N 88°18'09"	E 210.00		
L4	177.07	S 02°10'17"	W 177.07		
L5	177.07	S 02°10'17"	W 177.07		
L6	177.07	S 02°10'17"	W 177.07		
L7	177.07	S 02°10'17"	W 177.07		
L8	177.07	S 02°10'17"	W 177.07		
L9	177.07	S 02°10'17"	W 177.07		
L10	177.07	S 02°10'17"	W 177.07		
L11	177.07	S 02°10'17"	W 177.07		
L12	177.07	S 02°10'17"	W 177.07		
L13	177.07	S 02°10'17"	W 177.07		
L14	177.07	S 02°10'17"	W 177.07		
L15	177.07	S 02°10'17"	W 177.07		
L16	177.07	S 02°10'17"	W 177.07		
L17	177.07	S 02°10'17"	W 177.07		
L18	177.07	S 02°10'17"	W 177.07		
L19	177.07	S 02°10'17"	W 177.07		
L20	177.07	S 02°10'17"	W 177.07		
L21	177.07	S 02°10'17"	W 177.07		
L22	177.07	S 02°10'17"	W 177.07		
L23	177.07	S 02°10'17"	W 177.07		
L24	177.07	S 02°10'17"	W 177.07		
L25	177.07	S 02°10'17"	W 177.07		
L26	177.07	S 02°10'17"	W 177.07		
L27	177.07	S 02°10'17"	W 177.07		
L28	177.07	S 02°10'17"	W 177.07		
L29	177.07	S 02°10'17"	W 177.07		
L30	177.07	S 02°10'17"	W 177.07		
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L32	177.07	S 02°10'17"	W 177.07		
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L36	177.07	S 02°10'17"	W 177.07		
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L44	177.07	S 02°10'17"	W 177.07		
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L65	177.07	S 02°10'17"	W 177.07		
L66	177.07	S 02°10'17"	W 177.07		
L67	177.07	S 02°10'17"	W 177.07		
L68	177.07	S 02°10'17"	W 177.07		
L69	177.07	S 02°10'17"	W 177.07		
L70	177.07	S 02°10'17"	W 177.07		
L71	177.07	S 02°10'17"	W 177.07		
L72	177.07	S 02°10'17"	W 177.07		
L73	177.07	S 02°10'17"	W 177.07		
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L94	177.07	S 02°10'17"	W 177.07		
L95	177.07	S 02°10'17"	W 177.07		
L96	177.07	S 02°10'17"	W 177.07		
L97	177.07	S 02°10'17"	W 177.07		
L98	177.07	S 02°10'17"	W 177.07		
L99	177.07	S 02°10'17"	W 177.07		
L100	177.07	S 02°10'17"	W 177.07		

LINE	BEARING	DISTANCE
L1	N 76°26'42"	W 119.92
L2	N 84°40'00"	W 106.74
L3	N 88°26'44"	W 158.63
L4	N 80°51'38"	W 155.44
L5	N 56°01'13"	W 118.73
L6	N 40°17'20"	W 188.88
L7	N 67°45'46"	W 151.33
L8	N 81°58'59"	W 149.97
L9	N 83°15'12"	W 128.22

**LEGAL DESCRIPTION:**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING NORTH OF THE ENTERPRISE IRRIGATION DISTRICT CANAL, EXCEPT TWO TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, N88°18'09"W FOR A DISTANCE OF 354.16 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ON SAID NORTH LINE, N88°18'09"W FOR A DISTANCE OF 177.07 FEET; THENCE, PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, S02°10'17"W FOR A DISTANCE OF 369.00 FEET; THENCE, PARALLEL TO SAID NORTH LINE, S88°18'09"E FOR A DISTANCE OF 177.07 FEET; THENCE, PARALLEL TO SAID EAST LINE, N02°10'17"E FOR A DISTANCE OF 369.00 FEET TO THE TRUE POINT OF BEGINNING.

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE, ON THE EAST LINE OF SAID QUARTER SECTION, S02°10'17"W FOR A DISTANCE OF 399.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST LINE, S02°10'17"W FOR A DISTANCE OF 100.00 FEET; THENCE, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, N88°08'09"W FOR A DISTANCE OF 210.00 FEET; THENCE, PARALLEL TO SAID EAST LINE, N02°10'17"E FOR A DISTANCE OF 100.00 FEET; THENCE, PARALLEL TO SAID NORTH LINE, S88°18'09"E FOR A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING.

# ADMINISTRATIVE SUBDIVISION TRACTS 1 AND 2, HOEVET SUBDIVISION,

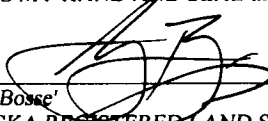
A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE PLAT FOR TRACTS 1 AND 2, HOEVET SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 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 8<sup>TH</sup> day of FEBRUARY, 2019.

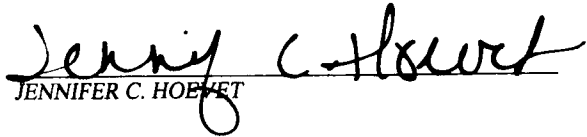
  
\_\_\_\_\_  
Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

OWNERS STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED A PART OF SUCH REAL ESTATE TO BE PLATTED AS TRACTS 1 AND 2, HOEVET SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

DATED THIS 11 DAY OF February, 2019.

  
\_\_\_\_\_  
DOUGLAS W. HOEVET

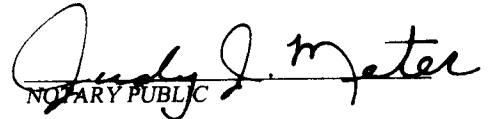
  
\_\_\_\_\_  
JENNIFER C. HOEVET

ACKNOWLEDGMENT

STATE OF NEBRASKA            )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DOUGLAS W. HOEVET AND JENNIFER C. HOEVET, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 11 DAY OF February 2019.

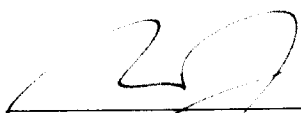
  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 20, 2019

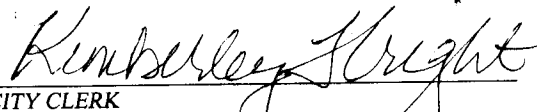


APPROVAL STATEMENT:

THE FOREGOING PLAT OF: TRACTS 1 AND 2, HOEVET SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SCOTTSBLUFF, 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, AND TO ARTICLE 1 OF CHAPTER 20 OR ORDINANCE NO. 2600 OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AS AMENDED BY ORDINANCE NO. 2812 OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

  
\_\_\_\_\_  
NATHAN JOHNSON, CITY MANAGER  
CITY OF SCOTTSBLUFF, NEBRASKA



ATTEST:   
\_\_\_\_\_  
CITY CLERK

<b>SHEET</b> 2 OF 2	PROJECT: HOEVET SUBDIVISION 9-22-55 JENNIFER & DOUGLAS HOEVET SCOTTSBLUFF, NEBRASKA	<b>ACCUSTAR SURVEYING</b> 30601 COUNTY ROAD 17 PHONE: (308) 623-0197	MITCHELL, NE 69357 CELL: (308) 631-0737
		Scale 1"=300'	
		Date: JANUARY 24, 2019	
		Dwn By: SMJ	
		REVISED:	