



2021-1035

COMPUTER
FEATURED
IMAGED

Date 3-3-21 Time 8:37 AM
Inst. 2021 1035

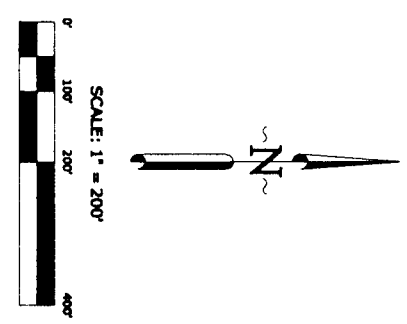
Jean A. Bauer

REGISTER OF DEEDS

16.00
16.00
Sub City Bldg Spring

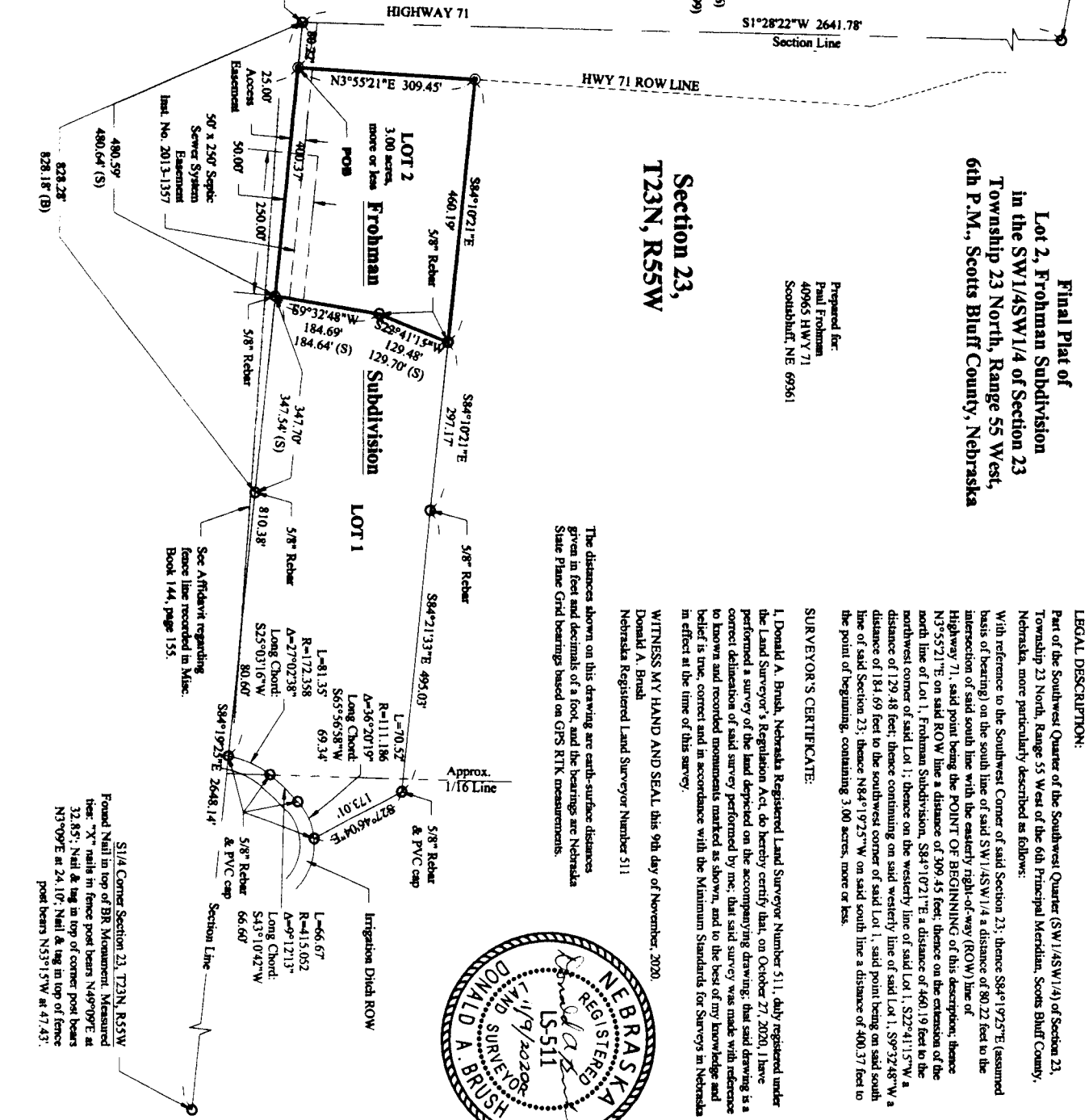
SW Corner Section 23, T23N, R55W
Found "Survey Mark Nail" in asphalt.
Measured from Nail & tag in PP bears N64°58'W
at 67.99'. Top center of Telephone Pedestal bears
N57°24'W at 96.8'. Top center of Telephone
Pedestal bears N52°16'W at 76.3'. Nail & tag in
brass pole bears N55°17'W at 99.43'. Spk &
washer in PP at ground level bears N45°13'E at
118.23'. Spk in top gate post bears S75°03'E at
164.52'. Spk & washer in PP bears S60°11'E at
86.21'. CL post bears S47°33'W at 79.4'. 5/8"
Rebar bears S49°36'19"W at 74.78'. Spk &
washer in PP bears S70°32'W at 88.77'.

DATUM CONVERSIONS:
Nebraska State Plane NAD 83
Combined Scale Factor: 0.999996302187
Mean Convergence: -2° 26' 02"



- LEGEND:**
- Set 5/8" x 30" Rebar with PVC Cap
 - Found Monument as Indicated
 - (S) Distance by Deane E. Scott, L.S. 342 (1986)
 - (B) Distance by Kelly A. Beatty, L.S. 476 (1999)

W1/4 Corner Section 23, T23N, R55W
Found "Survey Mark Nail" loose in
asphalt. Replaced with Gal Pin and Alum
washer.
Measured from Spike & washer in PP bears
S35°56'E at 95.75'. Gate stem bears
S78°20'E at 63.38'. Nail in top of RR tie
gate post bears N76°05'E at 61.77'. Spk &
washer in PP bears N17°44'E at 176.34'.
5/8" Rebar with orange PVC cap bears
N88°36'54"W at 58.59'. Near face of ROW
nail bears N84°31'W at 60.59'.



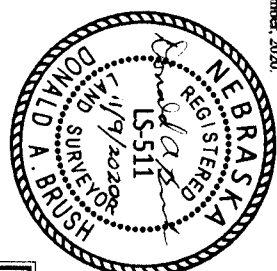
**Section 23,
T23N, R55W**

**Final Plat of
Lot 2, Frohman Subdivision
in the SW1/4SW1/4 of Section 23
Township 23 North, Range 55 West,
6th P.M., Scotts Bluff County, Nebraska**

Prepared for:
Paul Frohman
40965 HWY 71
Scottsbluff, NE 69361

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

WITNESS MY HAND AND SEAL this 9th day of November, 2020
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



LEGAL DESCRIPTION:
Part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 23, Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:
With reference to the Southwest Corner of said Section 23, thence S84°19'25"E (assumed basis of bearing) on the south line of said SW1/4SW1/4 a distance of 80.22 feet to the intersection of said south line with the easterly right-of-way (ROW) line of Highway 71, said point being the POINT OF BEGINNING of this description; thence N3°55'21"E on said ROW line a distance of 309.45 feet; thence on the extension of the north line of Lot 1, Frohman Subdivision, S84°10'21"E a distance of 460.19 feet to the northwest corner of said Lot 1; thence on the westerly line of said Lot 1, S22°41'15"W a distance of 129.48 feet; thence continuing on said westerly line of said Lot 1, S9°32'48"W a distance of 184.69 feet to the southwest corner of said Lot 1, said point being on said south line of said Section 23; thence N84°19'25"W on said south line a distance of 400.37 feet to the point of beginning, containing 3.00 acres, more or less.

SURVEYOR'S CERTIFICATE:
I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, on October 27, 2020, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

Job No.: 2020-44 Drawn by: DAB / Checked by: CEB Drawing File Name: Paul Frohman

Date: Nov 9, 2020 Sheet No.: 1 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

FINAL PLAT OF
Lot 2, Frohman Subdivision
in the SW1/4SW1/4 of Section 23,
T23N, R55W, 6th P.M., Scotts Bluff County, Nebraska.

OWNER'S STATEMENT:

DTW, LLC, a Nebraska limited liability company, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:
FINAL PLAT OF LOT 2, FROHMAN SUBDIVISION IN THE SW1/4SW1/4 OF SECTION 23 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owner.

Dated this 12th day of November, 2020.

DTW, LLC, a Nebraska limited liability company

Dean Weiborg
Dean Weiborg, Manager

Acknowledgement:

State of Nebraska)
County of Scotts Bluff) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Dean Weiborg, Manager of DTW, LLC, a Nebraska limited liability company, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 12 day of November, 2020.

Jared Retnolds
Notary Public

My Commission Expires: 4-30-2022



APPROVAL AND ACCEPTANCE:

The foregoing "FINAL PLAT OF LOT 2, FROHMAN SUBDIVISION IN THE SW1/4SW1/4 OF SECTION 23 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA," is hereby approved by the Scotts Bluff County Board of Commissioners, Scotts Bluff County, Nebraska, by Resolution duly passed this 1st day of February, 2021.

By: *Scotts Bluff County Board of Commissioners*
Chairman

ATTEST: *Scotts Bluff County Clerk*
Scotts Bluff County Clerk

