



2022-2516

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 5-9-22 Time 10:44am

Inst. 2022 2516
Jean A. Bauer

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 23.00 PD _____ CHG RET _____
TOTAL 23.00
REC'D Scotts Bluff Cty Bldg & Zoning
RET For office use

COMPUTER *Jla*
PICTURED _____
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REGISTER OF DEEDS

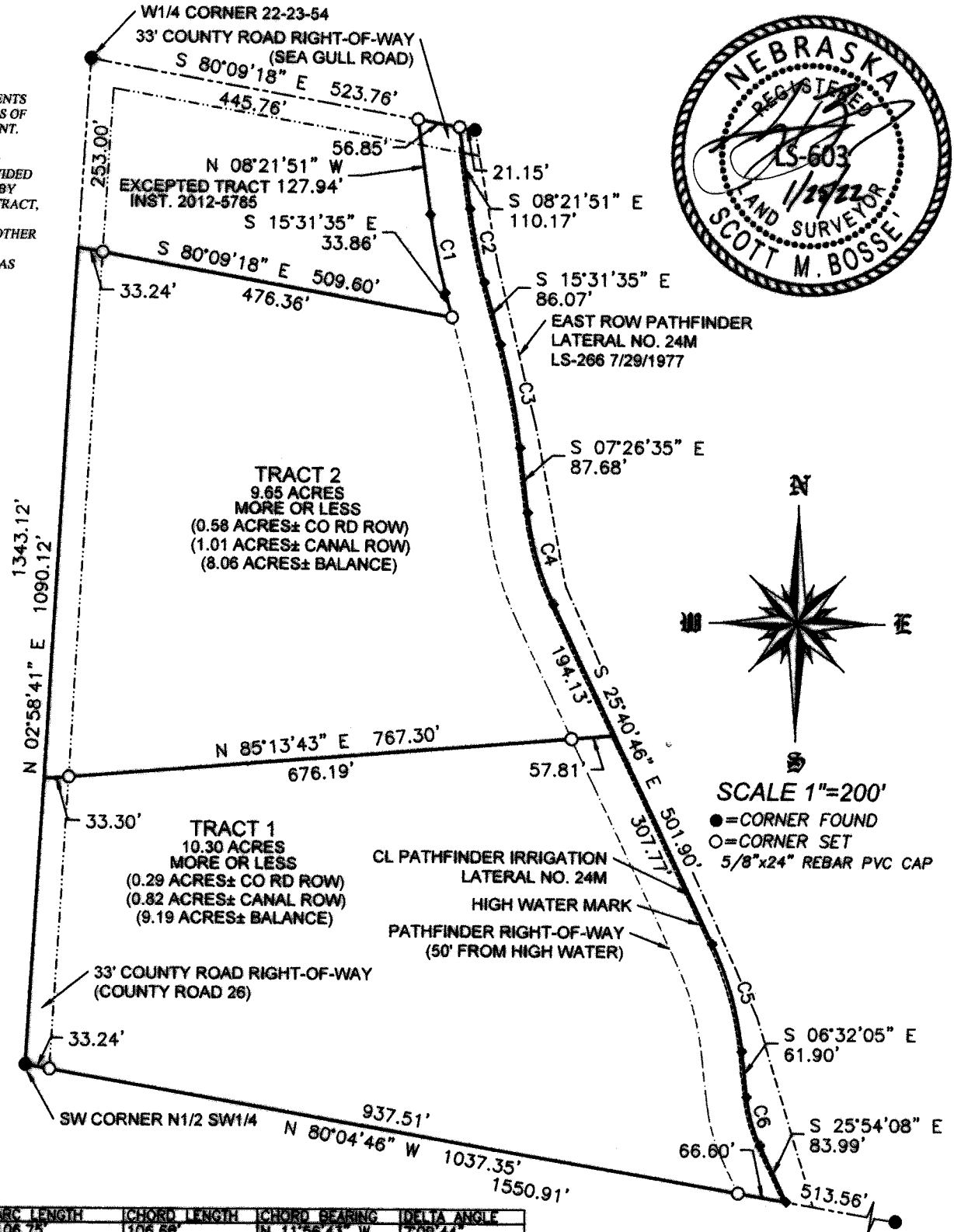
THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

TRACTS 1 AND 2, MAY SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	854.00'	106.75'	106.69'	N 11°56'43" W	7°09'44"
C2	800.00'	100.00'	99.94'	S 11°56'43" E	7°09'44"
C3	1000.00'	141.08'	140.96'	S 11°29'05" E	8°05'00"
C4	400.00'	127.31'	126.78'	S 16°33'41" E	18°14'11"
C5	450.00'	150.36'	149.66'	S 16°06'25" E	19°08'41"
C6	200.00'	67.61'	67.28'	S 16°13'06" E	19°22'03"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTH OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING WEST OF THE PATHFINDER IRRIGATION LATERAL NO. 24M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE, ALONG THE WEST LINE OF SAID QUARTER SECTION, N02°58'41"E FOR A DISTANCE OF 1090.12 FEET; THENCE, PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, S80°09'18"E TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY WITH SAID LATERAL RIGHT-OF-WAY, BEING A DISTANCE OF 509.60 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N15°31'35"W FOR A DISTANCE OF 33.86 FEET; THENCE, ALONG A 854.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 07°09'44", CHORD BEING N11°56'43"W FOR 106.68 FEET, FOR AN ARC DISTANCE OF 106.75 FEET; THENCE, N08°21'51"W TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID QUARTER SECTION, BEING A DISTANCE OF 127.94 FEET; THENCE, ALONG SAID NORTH LINE, S80°09'18"E TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID LATERAL, BEING A DISTANCE OF 56.85 FEET; THENCE, ALONG SAID LATERAL CENTERLINE, S08°21'51"E FOR A DISTANCE OF 110.17 FEET; THENCE, ALONG A 800.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 07°09'44", CHORD BEING S11°56'43"E FOR 99.94 FEET, FOR AN ARC DISTANCE OF 100.00 FEET; THENCE, S15°31'35"E FOR A DISTANCE OF 86.07 FEET; THENCE, ALONG A 1000.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 08°05'00", CHORD BEING S11°29'05"E FOR 140.96 FEET, FOR AN ARC DISTANCE OF 141.08 FEET; THENCE, S07°26'35"E FOR A DISTANCE OF 87.68 FEET; THENCE, ALONG A 400.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 18°14'11", CHORD BEING S16°33'41"E FOR 126.78 FEET, FOR AN ARC DISTANCE OF 127.31 FEET; THENCE, S25°40'46"E FOR A DISTANCE OF 501.90 FEET; THENCE, ALONG A 450.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 19°08'41", CHORD BEING S16°06'25"E FOR 149.66 FEET, FOR AN ARC DISTANCE OF 150.36 FEET; THENCE, S06°32'05"E FOR A DISTANCE OF 61.90 FEET; THENCE, ALONG A 200.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 19°22'03", CHORD BEING S16°13'06"E FOR 67.28 FEET, FOR AN ARC DISTANCE OF 67.61 FEET; THENCE, S25°54'08"E TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTH HALF, BEING A DISTANCE OF 83.99 FEET; THENCE, ALONG SAID SOUTH LINE, N80°04'46"W FOR A DISTANCE OF 1037.35 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 19.95 ACRES, MORE OR LESS.

SHEET
1 OF 2

PROJECT:
MAY SUBDIVISION 22-23-54
RANDALL KELLIE MAY
SCOTTSBLUFF, NEBRASKA

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

Scale 1"=200'
Date: JANUARY 24, 2022
Dwn By: SM
NEWED:

FINAL PLAT

TRACTS 1 AND 2, MAY SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 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 PREPARED THE PLAT FOR TRACTS 1 AND 2, MAY SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 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 25th day of January, 2022.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

OWNER'S:

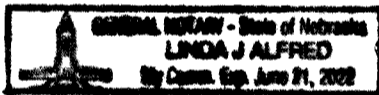
WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACTS 1 AND 2, MAY SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

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

Randall Arthur May
RANDALL ARTHUR MAY

Kellie Buckley May
KELLIE BUCKLEY MAY

ACKNOWLEDGMENT:

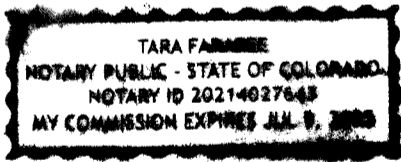


STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

Linda J. Alfred

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDALL ARTHUR MAY AND KELLIE BUCKLEY MAY, 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 1st DAY OF Feb, 2022.



Tara Farnise
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2025

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 7th DAY OF February, 2022.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 22nd DAY OF February, 2022.

Ken Meyer
CHAIRMAN



ATTEST: *Kelly Pickett*
COUNTY CLERK