



2022-4240

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-15-22 Time 3:15pm

Inst. **2022** **4240**
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 22.00 PD _____ CHG RET _____
 TOTAL 22.00
 REC'D Scotts Bluff Co Bldg & Zoning COMPUTER CJ
 RET For office use PICTURED CJ
 IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

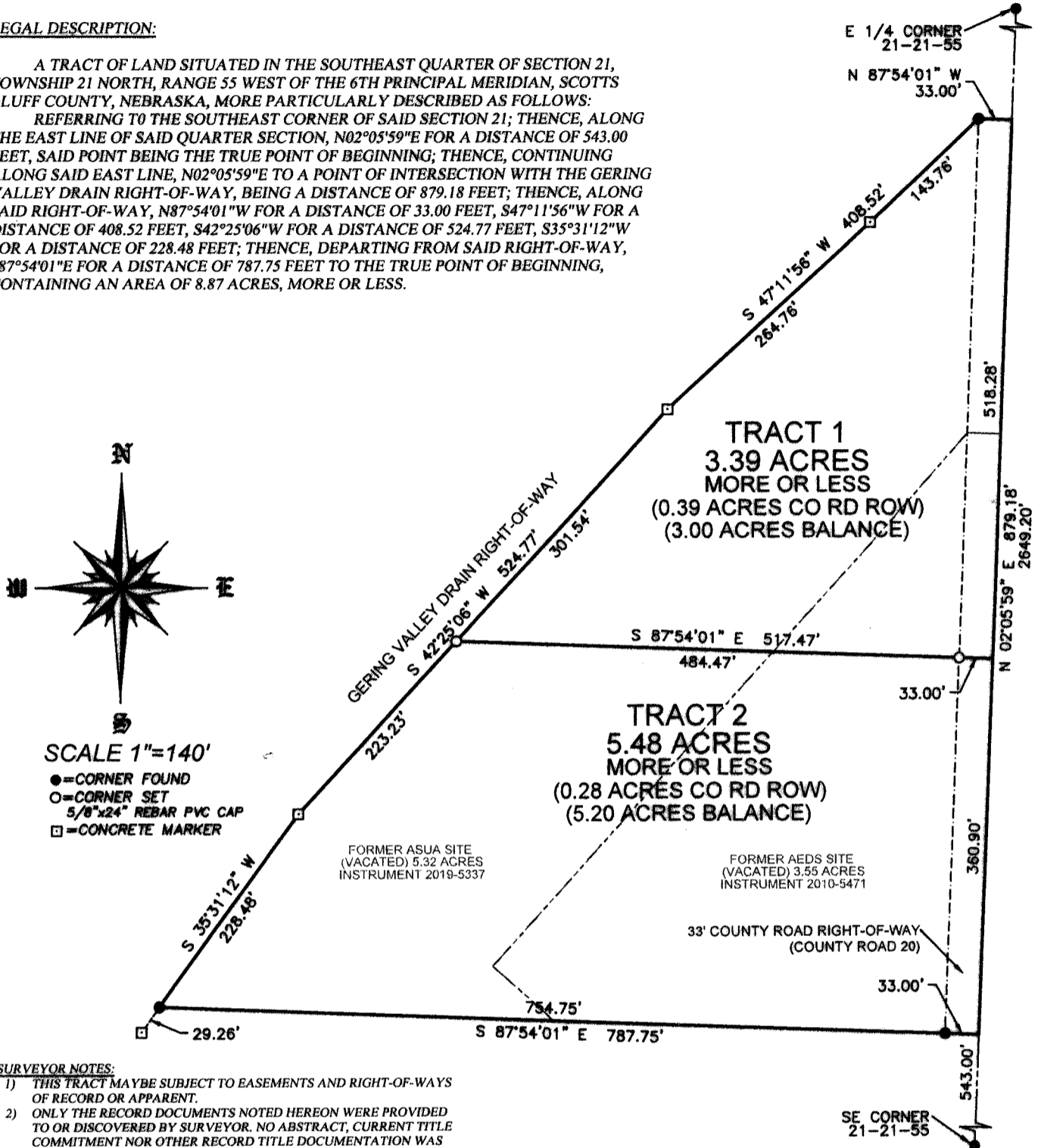
FINAL PLAT

TRACTS 1 AND 2, NEWELL SUBDIVISION,

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH,
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE, ALONG THE EAST LINE OF SAID QUARTER SECTION, N02°05'59"E FOR A DISTANCE OF 543.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, N02°05'59"E TO A POINT OF INTERSECTION WITH THE GERING VALLEY DRAIN RIGHT-OF-WAY, BEING A DISTANCE OF 879.18 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N87°54'01"W FOR A DISTANCE OF 33.00 FEET, S47°11'56"W FOR A DISTANCE OF 408.52 FEET, S42°25'06"W FOR A DISTANCE OF 524.77 FEET, S35°31'12"W FOR A DISTANCE OF 228.48 FEET; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY, S87°54'01"E FOR A DISTANCE OF 787.75 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 8.87 ACRES, MORE OR LESS.



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.

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, NEWELL SUBDIVISION, A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 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 140 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 18TH day of JUNE, 2022.

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



CORNER TIES:

E 1/4 CORNER 21-21-55
 FOUND CHISELED "X" IN BRIDGE DECK
 NE 22.60' TO "X" IN RAILING BOLT
 NW 24.92' TO "X" IN RAILING BOLT
 SW 22.64' TO "X" IN RAILING BOLT
 SE 24.75' TO "X" IN RAILING BOLT

SE CORNER 21-21-55
 RESET CORNER WITH 5/8"x24" REBAR
 FROM TIES AND SURVEY RECORDS
 NE 50.06' TO GATE STEM
 NW 43.76' TO SPIKE IN POWER POLE
 SW 38.05' TO SPIKE IN POWER POLE

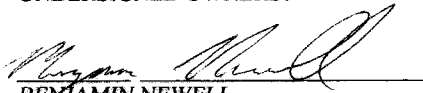
SHEET 1 OF 2	PROJECT: NEWELL SUBDIVISION 21-21-55 BEN NEWELL GERING, NEBRASKA	ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 PHONE: (308) 623-0197	Mitchell, NE 69357 CELL: (308) 631-0737
		Date: 1"=140' Date: MAY 28, 2022 Drawn By: GBB REVISION:	

FINAL PLAT
TRACTS 1 AND 2, NEWELL SUBDIVISION,
 A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH,
 RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

OWNER'S:

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 55 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, NEWELL SUBDIVISION, A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

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


 BENJAMIN NEWELL

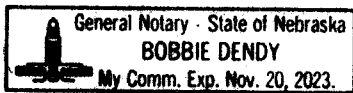

 MARISA NEWELL


ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BENJAMIN NEWELL AND MARISA NEWELL, 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 24th DAY OF June, 2022.





 NOTARY PUBLIC

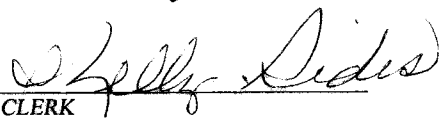
MY COMMISSION EXPIRES: November 20, 2023

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,
 THIS 14 DAY OF June, 2022.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,
 THIS 21 DAY OF June, 2022.


 CHAIRMAN

ATTEST: 
 COUNTY CLERK

