



2022-4625

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RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 9-7-22 Time 9:21AM

**Inst. 2022 4625**

*Jean A. Bauer*

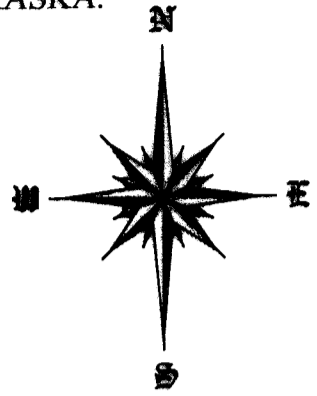
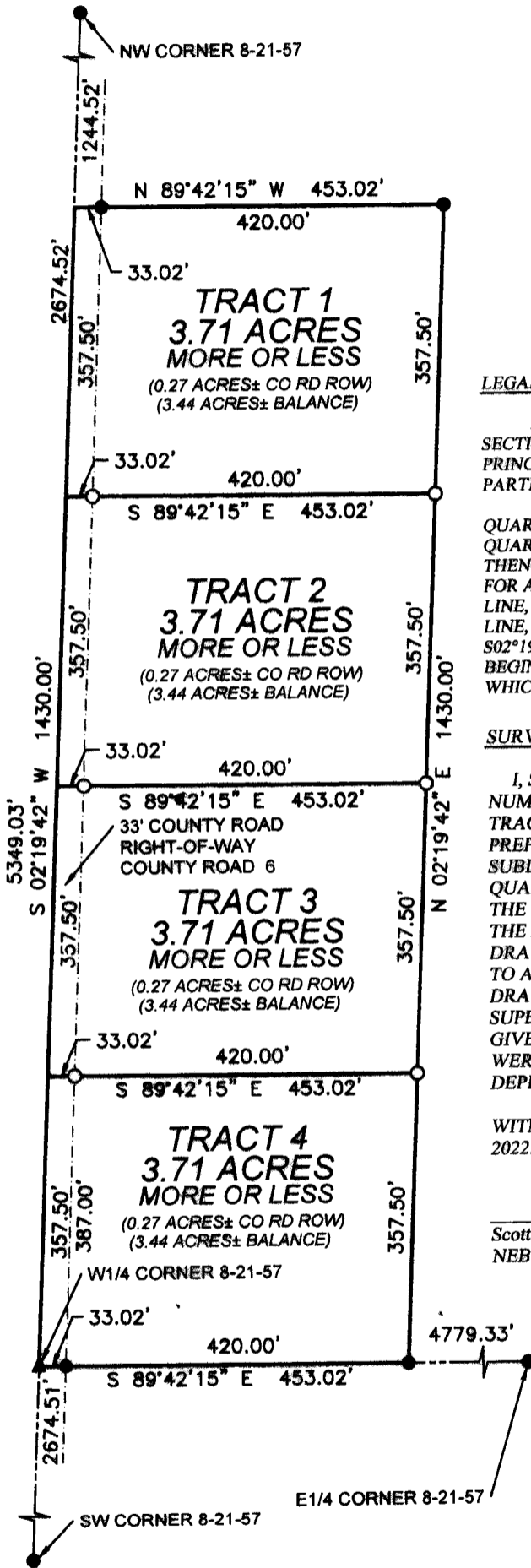
REGISTER OF DEEDS

NUMBER OF PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ NET \_\_\_\_\_  
FEE \_\_\_\_\_ PD \_\_\_\_\_ CHG - NET \_\_\_\_\_  
TOTAL 22.00  
RECORD \_\_\_\_\_  
REMARKS Bldg i Zoning - Bill Mabin

**THIS PAGE INCLUDED FOR INDEXING PURPOSES**

# FINAL PLAT

TRACTS 1-4, JENKINS ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



SCALE 1"=200'

●=CORNER FOUND  
○=CORNER SET  
5/8"x24" REBAR PVC CAP

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE, ON THE SOUTH LINE OF SAID QUARTER SECTION, S89°42'15"E FOR A DISTANCE OF 453.02 FEET; THENCE, PARALLEL WITH THE WEST LINE OF SAID SECTION, N02°19'42"E FOR A DISTANCE OF 1430.00 FEET; THENCE, PARALLEL WITH SAID SOUTH LINE, N89°42'15"W TO A POINT OF INTERSECTION WITH THE SAID WEST LINE, BEING A DISTANCE OF 453.02 FEET; THENCE, ON SAID WEST LINE, S02°19'42"W FOR A DISTANCE OF 1430.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 14.84 ACRES, MORE OR LESS, OF WHICH 1.08 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

**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 1-4, JENKINS ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 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 10<sup>th</sup> day of July, 2022.

*(Signature)*  
Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



**CORNER TIES:**

NW CORNER 8-21-57  
FOUND 3/4" REBAR  
NW 30.38' TO ROAD SIGN  
SE 76.37' TO POWER POLE

SW CORNER 8-21-57  
FOUND CONC AND BRASS CAP  
SW 34.88' TO STEEL POST  
SE 62.35' TO STEEL POST

W1/4 CORNER 8-21-57  
FOUND 3/4" REBAR  
NE 42.45' TO ROAD SIGN  
W 32.53' TO SIGN POST  
WNW 33.34' TO SIGN POST

**SURVEYOR NOTES:**

- 1) THIS TRACT MAY BE 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.

SHEET  
1 OF 2

PROJECT:  
JENKINS ESTATES SUBDIVISION 8-21-57  
MARY ANN JENKINS  
CHEYENNE, WYOMING

**ACCUSTAR SURVEYING**

30801 COUNTY ROAD 17  
PHONE: (308) 623-0197

MITCHELL, NE 69357  
CELL: (308) 631-0737

Scale 1"=200'
Date: JULY 10, 2022
Drawn By: SMB
REVISIONS:

# FINAL PLAT

TRACTS 1-4, JENKINS ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

**OWNER'S CERTIFICATE:**

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 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 1-4, JENKINS ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACTS 1-4, JENKINS ESTATES SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

*Mary Ann Jenkins*  
THE E CLARK & MARY ANN JENKINS TRUST  
MARY ANN JENKINS

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARY ANN JENKINS, FOR THE E CLARK & MARY ANN JENKINS TRUST, 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 14 DAY OF July, 2022.

*Cheri L. DeLong*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2-19-2023



**APPROVAL AND ACCEPTANCE:**

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 9<sup>th</sup> DAY OF August, 2022.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 15<sup>th</sup> DAY OF August, 2022.

ATTEST: *Wells Sides*  
COUNTY CLERK

*Ann Meyer*  
CHAIRMAN

